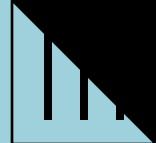


**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
July 30, 2003**



Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Christina M. Cuervo
Assistant Director Mayra Diaz Buttacavoli
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL
2. OLD BUSINESS
 - A. Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of June 2003. (Page 877)
 - B. Anchor Shops And Parking - Monthly Report On Parking Operations, Month Of May, 2003. (Page 915)
 - C. Status Report On The Negotiations Between The City Of Miami Beach, The Miami Beach Redevelopment Agency And RDP Royal Palm Hotel Limited Partnership ("RDP"). (Page 917)
(City Attorney's Office)
3. NEW BUSINESS
 - A. A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency, Authorizing The Executive Director, Or His Designee To Select, Negotiate, Award And Reject All Bids, Contracts, Agreements, Purchase Orders, Change Orders And Grant Applications; Renew Existing Contracts Which May Expire, And Terminate Existing Contracts As Needed From The Last Agency Meeting On July 30, 2003, Until The First Regularly Scheduled Agency Meeting In September 2003, Subject To Ratification By The Agency At Its First Regularly Scheduled Meeting In September 2003. **Joint City Commission And Redevelopment Agency** (Page 921)
 - B. A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating \$56,307 From FY 2003/2004 South Pointe Tax Increment Funds For Additional Services To Be Provided Pursuant To The Program Management Services Agreement Between The City Of Miami Beach And Hazen And Sawyer, P.C., Approved Pursuant To Resolution No. 2001-24247 / RDA Resolution No. 379-2001, As Amended June 27, 2001, Pursuant To Resolution No. 2001-24501 / RDA Resolution No. 389-2001; Further Approving A Second Amendment To The Agreement To Provide Additional Professional Management Services; And Authorizing The Executive Director To Execute The Second Amendment To The Agreement, In A Form To Be Approved By The Administration And The City Attorney. **Joint City Commission And Redevelopment Agency** (Page 924)

- C. A Resolution Appropriating Funds, In An Amount Not To Exceed \$35,000, From South Pointe Redevelopment Tax Increment Funds, For Construction Costs For The Victory Garden. **Joint City Commission And Redevelopment Agency** (Page 947)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

CITY OF MIAMI BEACH
2003 CITY COMMISSION
AND
REDEVELOPMENT AGENCY
MEETINGS

January 8 (Wednesday)

February 5 (Wednesday)

February 26 (Wednesday)

March 19 (Wednesday)

April 9 (Wednesday)

April 30 (Wednesday)

May 21 (Wednesday)

June 11 (Wednesday)

July 2 (Wednesday)

July 30 (Wednesday)

August City Commission is in recess

September 10 (Wednesday)

October 15 (Wednesday)

November 5 (Wednesday)

November 19 (Wednesday)*

November 25 (Tuesday)

December 10 (Wednesday)

* If a runoff election is necessary

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
JUNE 2003**

Agenda Item 2A
Date 07-30-03

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: July 30, 2003

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE NINE MONTHS
ENDED JUNE 30, 2003**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2002 and the Nine-Months Ended June 30, 2003
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Nine-Months Ended June 30, 2003
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2002 and the Nine-Months Ended June 30, 2003

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Nine-Months Ended June 30, 2003
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jar

SOUTH POINTE

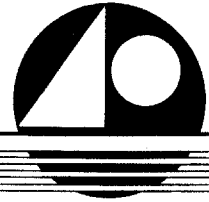
REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JUNE 30, 2003

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772



July 30, 2003

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach *Patricia D. Walker*

SUBJECT: South Pointe Redevelopment District Financial Information
For the Nine Months Ended June 30, 2003

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through June 30, 2003 approximately \$85,310,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 65,741,000 - Incremental Ad Valorem tax;
- \$ 6,860,000 - Bond proceeds;
- \$ 5,188,000 - Land sale;
- \$ 2,800,000 - Rental income;
- \$ 2,662,000 - Interest income;
- \$ 1,000,000 - Loan from the City of Miami Beach;
- \$ 350,000 - State Grant; and
- \$ 709,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$ 86,352,000.

On the expenditure side, approximately \$59,675,000 has been expended from October 1, 1987 through June 30, 2003.

SOUTH POINTE
Redevelopment District

CITY CENTER
Redevelopment District

These approximate expenditures were primarily made in the following areas:

- \$ 15,608,000 - Cobb/Courts Project;
- \$ 12,350,000 - Debt Service Payments;
- \$ 6,696,000 - Portofino Project;
- \$ 8,145,000 - South Pointe Streetscape/Park
- \$ 5,574,000 - Marina Project;
- \$ 5,008,000 - Administrative Costs;
- \$ 4,160,000 - SSDI Project
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements, and
- \$ 1,089,000 - Other Project Costs.

The cash balance as of June 30, 2003 is approximately \$26,677,000. This balance consisted of the following amounts:

- \$ 25,166,000 – Cash and Investment balance,
- \$ 70,000 – 1989 Bonds Sinking Fund Interest Account,
- \$ 704,000 – 1989 Bonds Sinking Debt Service Reserve Account,
- \$ 737,000 – 1989 Bonds Sinking Fund Principal Account.

JMG:PDW:MIM-jar



SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JUNE 30, 2003

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 19,252,703	
REVENUE			
- Tax increment - City	30,169,215	5,418,273	\$ 35,587,488
- Tax increment - County	25,409,922	4,716,690	30,126,612
- Tax increment (Interest) - County	26,627	-	26,627
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,650,814	148,914	2,799,728
- Interest income	2,635,648	26,997	2,662,645
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- St. sales tax (receipt - income for pmt. to St)	164,536	9,196	173,732
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	-	242,000	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,484	182	41,666
Total Revenues	74,747,972	10,562,252	\$ 85,310,224

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,429,724)	(143,818)	(5,573,542)
Portofino	(6,557,592)	(138,797)	(6,696,389)
South Pointe Streetscape	(6,962,758)	(1,181,967)	(8,144,725)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
SSDI	(3,426,919)	(732,601)	(4,159,520)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(467,488)	(3,251)	(470,739)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(6,625)	(27,810)	(34,435)
Victory/Community Gardens	(3,552)	(5,102)	(8,654)
Miscellaneous	(7,649)	(36,907)	(44,556)
Total Projects	(39,001,255)	(2,270,253)	(41,271,508)
<u>ADMINISTRATIVE</u>	(4,986,469)	(21,810)	(5,008,279)
<u>Debt Service/Loan Repayment</u>	(11,504,542)	(845,865)	(12,350,407)
<u>Miscellaneous</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
Total expenditures	(56,536,999)	(3,137,928)	\$ (59,674,927)
ENDING CASH/INVSTMT. BALANCE	\$ 19,252,703	\$ 26,677,027	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 19,252,703	
REVENUE			
- Tax increment - City	30,169,215	5,418,273	\$ 35,587,488
- Tax increment - County	25,409,922	4,716,690	30,126,612
- Tax increment (Interest) - County	26,627	-	26,627
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,650,814	148,914	2,799,728
- Interest income	2,635,648	26,997	2,662,645
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- St. sales tax (receipt - income for pmt. to St)	164,536	9,196	173,732
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
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- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	-	242,000	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,484	182	41,666
Total Revenues	74,747,972	10,562,252	\$ 85,310,224
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(6,552,287)	(102,320)	(6,654,607)
Professional services	(3,052,510)	(513,189)	(3,565,699)
Construction	(10,338,765)	(1,425,707)	(11,764,472)
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
Submerged land lease	(1,575,421)	(143,818)	(1,719,239)
Lease agreements	(2,433,437)	-	(2,433,437)
Miscellaneous	(2,148,831)	-	(2,148,831)
Property Taxes	(178,630)	(48,312)	(226,942)
Administration	(4,986,469)	(21,810)	(5,008,279)
Debt Service/loan repayment	(11,504,542)	(845,865)	(12,350,407)
Miscellaneous Project Costs	(2,051,485)	(36,907)	(2,088,392)
	<u>(56,536,999)</u>	<u>(3,137,928)</u>	<u>\$ (59,674,927)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 19,252,703</u>	<u>\$ 26,677,027</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JUNE 30, 2003**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2003 (through June 30, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5939	11/20/02	***Void***	0.00		Administration
5964	03/13/03	***Void***	0.00		Administration
5965	03/13/03	***Void***	0.00		Administration
5966	03/13/03	***Void***	0.00		Administration
5971	03/13/03	***Void***	0.00		Administration
6000	05/12/03	***Void***	0.00		Administration
6001	05/12/03	***Void***	0.00		Administration
			<u>0.00</u>		
5929	10/14/02	Department of Community Affairs	87.50	Miscellaneous (fee)	Administration
5930	10/14/02	Iron Mountain	36.66	Miscellaneous (storage)	Administration
5936	11/18/02	Nu-Art Signs	275.00	Miscellaneous (Temp. Signs Marina)	Administration
5937	01/06/03	Software House International	184.00	Miscellaneous	Administration
5955	01/30/03	Florida Redevelopment Association	23.00	Miscellaneous	Administration
5962	03/06/03	Comet Courier Corp	13.70	Miscellaneous (courier)	Administration
5976	03/18/03	Iron Mountain	36.66	Miscellaneous (storage)	Administration
5981	04/07/03	City of Miami Beach	156.00	Miscellaneous	Administration
5982	04/07/03	Anna Parekh	31.34	Miscellaneous	Administration
5983	04/07/03	Anna Parekh	36.07	Miscellaneous	Administration
5984	04/07/03	Iron Mountain	74.24	Miscellaneous (storage)	Administration
5988	04/16/03	Comet Courier Corp	11.43	Miscellaneous (courier)	Administration
5989	04/16/03	Commercial Real Estate Women	45.00	Miscellaneous (seminar)	Administration
5990	04/16/03	Commercial Real Estate Women	45.00	Miscellaneous (seminar)	Administration
5991	04/16/03	National Businesswomen's Leadership Assoc.	139.00	Miscellaneous (seminar)	Administration
5992	04/16/03	Iron Mountain	36.66	Miscellaneous (storage)	Administration
6019	06/24/03	Iron Mountain	74.52	Miscellaneous (storage)	Administration
			<u>1,305.78</u>		
5922	10/14/02	Corporate Express	166.80	Office Supplies	Administration
5932	10/23/02	Corporate Express	94.87	Office Supplies	Administration
5940	12/03/02	Corporate Express	59.40	Office Supplies	Administration
5954	01/13/03	Corporate Express	47.12	Office Supplies	Administration
5956	02/11/03	Corporate Express	51.66	Office Supplies	Administration
5974	03/18/03	Corporate Express	132.20	Office Supplies	Administration
5980	04/07/03	Corporate Express	194.35	Office Supplies	Administration
6003	05/12/03	Corporate Express	445.20	Office Supplies	Administration
6004	05/12/03	Corporate Express	40.76	Office Supplies	Administration
6014	06/11/03	Corporate Express	25.44	Office Supplies	Administration
			<u>1,257.80</u>		
Wire	10/12/02	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	11/09/02	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	12/18/02	Florida Department of Revenue	2,367.51	Sales Tax	Administration
Wire	01/11/03	Florida Department of Revenue	276.70	Sales Tax	Administration
Wire	02/14/03	Florida Department of Revenue	495.46	Sales Tax	Administration
Wire	03/13/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	04/15/03	Florida Department of Revenue	4,202.71	Sales Tax	Administration
Wire	05/16/03	Florida Department of Revenue	2,653.57	Sales Tax	Administration
Wire	06/13/03	Florida Department of Revenue	299.79	Sales Tax	Administration
			<u>11,148.93</u>		
5923	10/14/02	City of Miami Beach	1,957.74	Mailing & Printing	Administration
5924	10/14/02	City of Miami Beach	4.56	Mailing & Printing	Administration
5944	12/23/02	City of Miami Beach	8.49	Mailing & Printing	Administration
5945	12/23/02	City of Miami Beach	63.32	Mailing & Printing	Administration
5953	01/13/03	City of Miami Beach	9.00	Mailing & Printing	Administration
5958	02/11/03	City of Miami Beach	86.71	Mailing & Printing	Administration
5968	03/13/03	City of Miami Beach	65.91	Mailing	Administration
5985	04/07/03	City of Miami Beach	12.85	Mailing	Administration
6008	05/19/03	City of Miami Beach	4.16	Mailing	Administration
6017	06/11/03	City of Miami Beach	63.69	Mailing	Administration
			<u>2,276.43</u>		
5961	02/24/03	T-Square	105.00	Printing	Administration
5968	03/13/03	City of Miami Beach	2.21	Printing	Administration
5985	04/07/03	City of Miami Beach	165.70	Printing	Administration
6010	05/19/03	T-Square	105.00	Printing	Administration
6017	06/11/03	City of Miami Beach	66.11	Printing	Administration
			<u>444.02</u>		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2003 (through June 30, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5959	02/11/03	KPMG, LLP	3,000.00	Professional Services/Audit	Administration
5960	02/13/03	Squire, Sanders & Dempsey, LLP	577.50	Professional Services/Legal	Administration
5963	03/13/03	David Wood Temporaries	180.09	Prof. Services/Temp. Labor	Administration
5975	03/18/03	David Wood Temporaries	198.72	Prof. Services/Temp. Labor	Administration
5998	05/01/03	David Wood Temporaries	465.75	Prof. Services/Temp. Labor	Administration
6002	05/12/03	David Wood Temporaries	290.75	Prof. Services/Temp. Labor	Administration
6009	05/19/03	David Wood Temporaries	122.48	Prof. Services/Temp. Labor	Administration
6012	06/02/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6015	06/11/03	David Wood Temporaries	156.57	Prof. Services/Temp. Labor	Administration
6016	06/11/03	David Wood Temporaries	121.41	Prof. Services/Temp. Labor	Administration
6018	06/17/03	David Wood Temporaries	103.84	Prof. Services/Temp. Labor	Administration
			<u>5,376.86</u>		
TOTAL ADMINISTRATION			21,809.82		
Wire	02/05/03	Miami Beach Redevelopment Agency	857,049.78	Transfer for 6/03 & 12/03 D.S. (from GF)	Debt Service Funding
			<u>857,049.78</u>		
Wire	12/02/02	Wachovia Bank	675,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	100,831.25	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	70,034.38	Debt Service Payment-Interest	Debt Service Payment
			<u>845,865.63</u>		
TOTAL DEBT SERVICE			1,702,915.41		
5978	03/20/03	Department of Environmental Protection	143,818.02	Submerged Land Lease	Marina
			<u>143,818.02</u>		
TOTAL MARINA			143,818.02		
5925	10/14/02	Steel, Hector & Davis, LLP	4,603.50	Legal Fees	Portofino
5926	10/14/02	Steel, Hector & Davis, LLP	4,245.00	Legal Fees	Portofino
5927	10/14/02	Steel, Hector & Davis, LLP	2,574.00	Legal Fees	Portofino
5928	10/14/02	Jorden Burt Boros Cicchetti Berenson & Johnson	4,741.00	Legal Fees	Portofino
5950	01/13/03	Jorden Burt Boros Cicchetti Berenson & Johnson	2,166.09	Legal Fees	Portofino
5951	01/13/03	Jorden Burt Boros Cicchetti Berenson & Johnson	10,018.63	Legal Fees	Portofino
5977	03/18/03	Jorden Burt Boros Cicchetti Berenson & Johnson	3,089.48	Legal Fees	Portofino
5979	04/04/03	Jorden Burt Boros Cicchetti Berenson & Johnson	4,930.24	Legal Fees	Portofino
5994	04/16/03	Jorden Burt Boros Cicchetti Berenson & Johnson	4,768.69	Legal Fees	Portofino
5995	04/16/03	Jorden Burt Boros Cicchetti Berenson & Johnson	18,750.00	Legal Fees	Portofino
6013	06/02/03	Jorden Burt Boros Cicchetti Berenson & Johnson	684.58	Legal Fees	Portofino
6020	06/24/03	Jorden Burt Boros Cicchetti Berenson & Johnson	3,412.27	Legal Fees	Portofino
			<u>63,983.48</u>		
5937	11/20/02	Miami-Dade County Tax Collector	24,914.04	Ad Valorem Prop. Tax - Yacht Club	Portofino
5938	11/20/02	Miami-Dade County Tax Collector	23,397.51	Ad Valorem Prop. Tax - Murano	Portofino
			<u>48,311.55</u>		
5933	10/23/02	Hazen & Sawyer, P.C.	17,061.70	Murano Grande-Phase I Preconst. Act.	Portofino
5946	12/26/02	Hazen & Sawyer, P.C.	4,763.31	Murano Grande-Phase I Preconst. Act.	Portofino
5967	03/13/03	Hazen & Sawyer, P.C.	4,676.64	Murano Grande-Phase I Preconst. Act.	Portofino
			<u>26,501.65</u>		
5935	11/07/02	Murano Two, Ltd.	276,578.48	Murano Grande-Phase I (SSDI-North)	Portofino
5947	12/26/02	Murano Two, Ltd.	188,164.06	Murano Grande-Phase I (SSDI-North)	Portofino
5969	03/13/03	Murano Two, Ltd.	97,874.96	Murano Grande-Phase I (SSDI-North)	Portofino
5970	03/13/03	Murano Two, Ltd.	68,928.75	Murano Grande-Phase I (SSDI-North)	Portofino
5972	03/13/03	Murano Two, Ltd.	101,054.34	Murano Grande-Phase I (SSDI-North)	Portofino
			<u>732,600.59</u>		
TOTAL PORTOFINO			871,397.27		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2003 (through June 30, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5931	10/14/02	Siegfried, Rivera, Lerner, De La Torre & Sobel	6,392.75	Legal Fees	S. Pointe Streetscape
5943	12/23/02	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,290.83	Legal Fees	S. Pointe Streetscape
5949	01/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	1,480.50	Legal Fees	S. Pointe Streetscape
5952	01/13/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	5,250.17	Legal Fees	S. Pointe Streetscape
5957	02/11/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,860.05	Legal Fees	S. Pointe Streetscape
5993	04/16/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,085.34	Legal Fees	S. Pointe Streetscape
5996	04/24/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	3,977.10	Legal Fees	S. Pointe Streetscape
			<u>38,336.74</u>		
5934	10/24/02	Hazen & Sawyer, P.C.	27,249.98	Professional Services-SP Street Ph. 1	S. Pointe Streetscape
5941	12/09/02	Burkhardt Construction, Inc.	693,106.37	Construction Costs-SP Street Ph.1	S. Pointe Streetscape
5942	12/12/02	Hazen & Sawyer, P.C.	860.29	Professional Services-SP Street Ph. 1	S. Pointe Streetscape
5973	03/13/03	Hazen & Sawyer, P.C.	4,241.45	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
5986	04/07/03	Wolfberg Alvarez	45,086.90	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
5999	05/01/03	Wolfberg Alvarez	21,768.82	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6005	05/15/03	City of Miami Beach	98,495.65	Reimb. CMB for Hazen & Sawyer	S. Pointe Streetscape
6006	05/15/03	City of Miami Beach	94,705.49	Reimb. CMB for Construct. Mgmt	S. Pointe Streetscape
6007	05/15/03	City of Miami Beach	125,047.06	Reimb. CMB for Hazen & Sawyer	S. Pointe Streetscape
6011	05/23/03	Wolfberg Alvarez	6,470.71	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
			<u>1,117,032.72</u>		
		TOTAL S. POINTE STREETSCAPE	1,155,369.46		
6006	05/15/03	City of Miami Beach	26,598.00	Reimb. CMB for Construct. Mgmt	S. Pointe Park
			<u>26,598.00</u>		
		TOTAL S. POINTE PARK	26,598.00		
6006	05/15/03	City of Miami Beach	3,251.00	Reimb. CMB for Construct. Mgmt	Washington Park
			<u>3,251.00</u>		
		TOTAL WASHINGTON PARK	3,251.00		
6005	05/15/03	City of Miami Beach	8,150.06	Reimb. CMB for Hazen & Sawyer	Sixth St. Streetscape
6007	05/15/03	City of Miami Beach	1,551.17	Reimb. CMB for Hazen & Sawyer	Sixth St. Streetscape
			<u>9,701.23</u>		
		TOTAL 6TH STREET STREETSCAPE	9,701.23		
5987	04/08/03	Coastal Systems International, Inc.	2,861.81	Professional Services	Victory Gardens
6006	05/15/03	City of Miami Beach	2,240.00	Reimb. CMB for Construct. Mgmt	Victory Gardens
			<u>5,101.81</u>		
		TOTAL VICTORY GARDENS	5,101.81		
5997	04/28/03	East Coastline Development, Ltd.	27,809.73	Annual Insurance Premium	Alaska Baywalk
			<u>27,809.73</u>		
		TOTAL ALASKA BAYWALK	27,809.73		
6006	05/15/03	City of Miami Beach	27,205.80	Reimb. CMB for Construct. Mgmt	Pump Station Upgrade
			<u>27,205.80</u>		
		TOTAL WATER/SEWER PUMP STATION UPGRADE	27,205.80		
		REPORT TOTAL	<u>\$ 3,994,977.55</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 06/30/03

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Approximately 164 residential condominium units and various commercial units were completed in Phases I, II and III. Phase IV, consisting of 231 residential units and 10 commercial units is under construction and expected to be completed by January 2004. Phase V, consisting of 23 residential units received a TCO in early May, 2003.

In conformance with the original Development Agreement, the developer is in the process of completing construction of a Piazza located within the Phase II and III portion of the project which is on Alton Rd. at 2nd Street, which includes landscaping and pavers (paid for by the developer) of a bus station shelter which will be later maintained by the City. This project is projected to be completed by mid-July, 2003.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record and is now heading the design and construction of the final phases.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay \$275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on September 30, 2004.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff.

Project

Status - as of 06/30/03

Community/Victory (con't)

In January 2002, an Architectural and Engineering Firm was selected, and on March 19, 2003, the Board ratified the selection of the artist for the project as recommended by the Art in Public Places Committee. Construction documents are 100% complete. The project, which will be initiated through the JOC process, is projected to be completed by the end of 2003.

Total Project Cost: Est. \$84,000

Total CRA participation: Est. \$84,000

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. During the first week of May, Murano Grande received a TCO, and the developer broke ground on the ICON project, which is expected to take 18-24 months to complete.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the

Project

Status - as of 06/30/03

Temporary Alaska Parcel Baywalk (con't)

baywalk. Construction is underway and the temporary baywalk is expected to be completed by mid-July, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. Design and planning of Phase II of the streetscape improvements for the area between 5th Street and 2nd Street, and between Washington Ave. and Alton Road, is approximately 50% complete. On September 25, 2002, the Commission approved an A/E services contract. A second Community Design Workshop took place on May 1, 2003. The Basis of Design Report prepared by the consultant/design team is expected to be presented to the City Commission by September, 2003. Construction is scheduled to commence in the summer of 2004 and is projected to take 16 months to complete.

Relocation of 72" Drain Pipe

Also, the relocation of a 72" drainage pipe and corresponding outfall, along the south side of the MacArthur Causeway, from Alton Rd. to the water commenced in May 2003, and is expected to be completed in July, 2003.

Total Project Cost: Est. \$30 Million

Total CRA participation: \$30 Million

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities.

Total Project Cost: \$5.2 Million

Total CRA participation: \$3.2 Million

Waste Water Master Booster Pump Station

In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. Construction documents are approximately 30% complete. This project will partially be funded through Water and Sewer Bond funds and, due to site restrictions and resident/design considerations may require additional funds from the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

Project**Status - as of 06/30/03****Art in Public Places**

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000

Total CRA participation: \$100,000

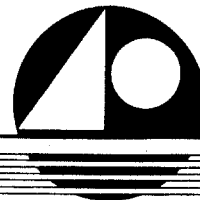
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JUNE 30, 2003



July 30, 2003

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach *[Signature]*

SUBJECT: City Center Redevelopment District Financial Information
For the Nine Months Ended June 30, 2003

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through June 30, 2003 approximately \$231,152,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 56,757,000 - Incremental Ad Valorem tax;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 13,305,000 - Resort tax contributions;
- \$ 7,290,000 - Interest income;
- \$ 7,866,000 - Anchor Garage receipts;
- \$ 5,213,000 - Loews Ground Lease receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 1,634,000 - Anchor Shops receipts;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 128,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,614,000 - From various sources

On the expenditure side, approximately \$202,728,000 has been expended from

SOUTH POINTE
Redevelopment District

CITY CENTER
Redevelopment District

October 1, 1993 through June 30, 2003. These approximate expenditures were primarily made in the following areas:

- \$ 81,592,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel)
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,838,000 - African-American Hotel Project;
- \$ 8,457,000 - Collins Park Cultural Center;
- \$ 5,654,000 - Administrative Costs;
- \$ 4,662,000 - Anchor Garage Operations
- \$ 3,478,000 - Lincoln Road/Bass Museum Loan Repayment to CMB
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax)
- \$ 1,166,000 - Colony Theater
- \$ 692,000 - Lincoln Road Project;
- \$ 569,000 - Beachwalk Project;
- \$ 182,000 - Movie Theater Project;
- \$ 409,000 - Anchor Shops Operations; and
- \$ 880,000 - Other Project Costs;

The cash balance as of June 30, 2003 is approximately \$28,424,000. This balance consisted of the following amounts:

- \$ 12,596,000 - Cash and Investments Balance
- \$ 8,273,000 - Construction Accounts
- \$ 5,765,000 - Fully Funded Debt Service Reserve Accounts
- \$ 1,790,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MM:Jan 

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JUNE 30, 2003

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 22,713,250	
REVENUE			
- Tax increment - County	20,186,716	5,881,696	\$ 26,068,412
- Tax increment - City	23,808,529	6,860,555	30,669,084
- Tax increment (Interest) - County	19,057	-	19,057
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	6,484,789	1,238,384	7,723,173
- Anchor Garage deposit card receipts	14,306	1,920	16,226
- Anchor Shops rental income	1,108,786	473,200	1,581,986
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	116,143	10,361	126,504
- Loews Ground Lease Receipts	4,232,820	980,377	5,213,197
- RDP Royal Palm Ground Lease Receipts	128,335	-	128,335
- Interest income	7,149,466	139,931	7,289,397
- Resort tax contributions	11,763,139	1,542,294	13,305,433
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	480,275	117,237	597,512
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Miscellaneous	63,063	21,086	84,149
TOTAL REVENUE	213,885,017	17,267,041	\$ 231,152,058

EXPENDITURES

PROJECTS

African-American Hotel	(12,761,772)	(76,747)	(12,838,519)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(691,049)	(563)	(691,612)
Beachwalk	(510,715)	(58,077)	(568,792)
Collins Park Cultural Center	(8,071,812)	(385,117)	(8,456,929)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(551,235)	(613,808)	(1,165,043)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(480,161)	(28,789)	(508,950)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	-	(16,595)	(16,595)
New World Symphony	-	(4,215)	(4,215)
Washington Avenue Streetscape	-	(7,251)	(7,251)
Rotunda	-	(15,000)	(15,000)
Bass Museum	(69,250)	(177,372)	(246,622)
Total Projects	(103,163,767)	(1,383,534)	(104,547,301)
<u>ADMINISTRATION</u>	(5,633,462)	(20,393)	(5,653,855)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(74,899,554)	(9,077,689)	(83,977,243)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(3,477,882)	-	(3,477,882)
<u>ANCHOR GARAGE OPERATIONS</u>	(3,713,601)	(948,851)	(4,662,452)
<u>ANCHOR SHOPS OPERATIONS</u>	(283,500)	(125,881)	(409,381)
TOTAL EXPENDITURES	(191,171,766)	(11,556,348)	\$ (202,728,114)
ENDING CASH/INVSTMT. BALANCE	\$ 22,713,250	\$ 28,423,943	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 22,713,250	
REVENUE			
- Tax increment - County	20,186,716	5,881,696	\$ 26,068,412
- Tax increment - City	23,808,529	6,860,555	30,669,084
- Tax increment (Interest) - County	19,057	-	19,057
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- Rental income	9,300	-	9,300
- Anchor Garage receipts	6,484,789	1,238,384	7,723,173
- Anchor Garage deposit card receipts	14,306	1,920	16,226
- Anchor Shops rental income	1,108,786	473,200	1,581,986
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	116,143	10,361	126,504
- Loews Ground Lease Receipts	4,232,820	980,377	5,213,197
- RDP Royal Palm Ground Lease Receipts	128,335	-	128,335
- Interest income	7,149,466	139,931	7,289,397
- Resort tax contributions	11,763,139	1,542,294	13,305,433
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	480,275	117,237	597,512
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Miscellaneous	63,063	21,086	84,149
TOTAL REVENUE	213,885,017	17,267,041	\$ 231,152,058
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,139,485)	(377,922)	(47,517,407)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(50,796)	-	(50,796)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2003 (through June 30, 2003)

	Prior Years	FY 2003	Total Rev./Expend.
Legal fees/costs	(2,584,308)	(68,043)	(2,652,351)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(49,700)	-	(49,700)
Miscellaneous	(388,820)	(16,462)	(405,282)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,125,489)	(58,077)	(1,183,566)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	-	(534,793)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(4,548)	-	(4,548)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	-	(323,116)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(102,027,447)	(520,504)	(102,547,951)
- Miscellaneous Projects	(1,136,320)	(863,030)	(1,999,350)
Total Projects	(103,163,767)	(1,383,534)	(104,547,301)
<u>ADMINISTRATION</u>	(5,633,462)	(20,393)	(5,653,855)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(74,899,554)	(9,077,689)	(83,977,243)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(3,477,882)	-	(3,477,882)
<u>ANCHOR GARAGE OPERATIONS</u>	(3,713,601)	(948,851)	(4,662,452)
<u>ANCHOR SHOPS OPERATIONS</u>	(283,500)	(125,881)	(409,381)
TOTAL EXPENDITURES	(191,171,767)	(11,556,348)	\$ (202,728,114)
ENDING CASH/INVSTMT. BALANCE	\$ 22,713,250	\$ 28,423,943	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JUNE 30, 2003**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2003 (through June 30, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3425	10/14/02	***Void***	0.00		Administration
3443	11/20/02	***Void***	0.00		Administration
3561	04/28/03	***Void***	0.00		Administration
			<u>0.00</u>		
3426	10/14/02	Comet Courier Corp.	27.40	Mailing	Administration
3428	10/14/02	City of Miami Beach	2,019.24	Mailing & Printing	Administration
3429	10/14/02	City of Miami Beach	690.69	Mailing & Printing	Administration
3440	11/18/02	Comet Courier Corp.	13.70	Mailing	Administration
3462	12/23/02	City of Miami Beach	92.33	Mailing & Printing	Administration
3466	12/23/02	City of Miami Beach	38.92	Mailing & Printing	Administration
3475	01/06/03	City of Miami Beach	112.70	Mailing & Printing	Administration
3504	02/11/03	City of Miami Beach	118.69	Mailing & Printing	Administration
3526	03/13/03	City of Miami Beach	11.18	Mailing	Administration
3547	04/07/03	City of Miami Beach	88.19	Mailing	Administration
3570	05/12/03	City of Miami Beach	98.04	Mailing	Administration
3600	06/11/03	City of Miami Beach	15.03	Mailing	Administration
			<u>3,326.11</u>		
3424	10/14/02	Department of Community Affairs	87.50	Miscellaneous (fee)	Administration
3441	11/18/02	Eric Fliss	429.68	Miscellaneous-Conference/seminar	Administration
3446	11/22/02	Kent Bonde	13.28	Miscellaneous-Travel	Administration
3448	11/22/02	Anna Parekh	29.60	Miscellaneous-Travel	Administration
3470	01/06/03	Software House International	184.00	Miscellaneous	Administration
3473	01/06/03	Iron Mountain	36.66	Miscellaneous-Storage	Administration
3490	01/30/03	Iron Mountain	37.12	Miscellaneous-Storage	Administration
3493	01/30/03	Florida Redevelopment Association	23.00	Miscellaneous	Administration
3494	01/30/03	Kent Bonde	23.66	Miscellaneous-Mileage	Administration
3546	04/07/03	Iron Mountain	158.60	Miscellaneous-Storage	Administration
3560	04/24/03	Costar Realty Information	3,747.48	Miscellaneous	Administration
3574	05/15/03	Comet Courier Corp.	16.43	Miscellaneous	Administration
3581	05/23/03	Iron Mountain	36.66	Miscellaneous	Administration
3598	06/11/03	Comet Courier Corp.	21.43	Miscellaneous	Administration
3609	06/24/03	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
			<u>4,964.11</u>		
3432	10/23/02	Corporate Express	94.87	Office Supplies	Administration
3483	01/30/03	Corporate Express	204.21	Office Supplies	Administration
3484	01/30/03	Corporate Express	163.65	Office Supplies	Administration
3485	01/30/03	Corporate Express	77.33	Office Supplies	Administration
3537	03/25/03	Corporate Express	194.35	Office Supplies	Administration
3538	03/25/03	Corporate Express	364.28	Office Supplies	Administration
3569	05/12/03	Corporate Express	424.49	Office Supplies	Administration
3599	06/11/03	Corporate Express	56.71	Office Supplies	Administration
			<u>1,579.89</u>		
3435	11/07/02	Reprographic Services, Inc.	5,338.29	Printing	Administration
3482	01/30/03	Reprographic Services, Inc.	1,160.00	Printing	Administration
3526	03/13/03	City of Miami Beach	7.46	Printing	Administration
3600	06/11/03	City of Miami Beach	10.00	Printing	Administration
			<u>6,515.75</u>		
3506	02/11/03	KPMG, LLP	3,000.00	Professional Services/Audit	Administration
3567	05/01/03	David Wood Temporaries	447.30	Prof. Services/Temp. Staff	Administration
3577	05/19/03	David Wood Temporaries	122.48	Prof. Services/Temp. Staff	Administration
3585	06/03/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration
3596	06/11/03	David Wood Temporaries	156.56	Prof. Services/Temp. Staff	Administration
3597	06/11/03	David Wood Temporaries	121.41	Prof. Services/Temp. Staff	Administration
			<u>4,007.50</u>		
TOTAL ADMINISTRATION			20,393.36		
Wire	02/05/03	Miami Beach Redevelopment Agency	9,054,926.42	Transfer for 6/03 & 12/03 D.S. (from GF)	Debt Service Funding
			<u>9,054,926.42</u>		
Wire	12/02/02	Wachovia Bank	555,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	170,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	245,000.00	Debt Service Payment-Principal	Debt Service Payment

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	12/02/02	Wachovia Bank	610,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/02/02	Wachovia Bank	609,749.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	1,521,265.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	208,962.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	928,582.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/02/02	Wachovia Bank	206,896.25	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/02/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
			<u>9,077,689.01</u>		
TOTAL DEBT SERVICE			18,132,615.43		
3431	10/23/02	City of Miami Beach	3,477.00	Miscellaneous (TCO's)	African-American Hotel
3508	02/13/03	City of Miami Beach	5,227.00	Miscellaneous (TCO's)	African-American Hotel
			<u>8,704.00</u>		
3427	10/14/02	Bloom & Minsker	1,330.00	Professional fees/legal	African-American Hotel
3459	12/23/02	Bloom & Minsker	9,747.25	Professional fees/legal	African-American Hotel
3463	12/23/02	Bloom & Minsker	14,382.25	Professional fees/legal	African-American Hotel
3502	02/11/02	Bloom & Minsker	5,641.75	Professional fees/legal	African-American Hotel
3517	03/06/03	Bloom & Minsker	5,394.45	Professional fees/legal	African-American Hotel
3522	03/06/03	Esquire Deposition Services	799.10	Professional fees/legal	African-American Hotel
3576	05/19/03	Bloom & Minsker	4,930.65	Professional fees/legal	African-American Hotel
3580	05/23/03	Bloom & Minsker	24,262.25	Professional fees/legal	African-American Hotel
3602	06/17/03	Bloom & Minsker	1,554.80	Professional fees/legal	African-American Hotel
			<u>68,042.50</u>		
TOTAL AFRICAN-AMERICAN			76,746.50		
3442	11/20/02	City of Miami Beach	70.98	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3445	11/20/02	Miami-Dade County Tax Collector	365,915.86	Miscellaneous-Property Taxes	Anchor Garage Operations
3464	12/23/02	City of Miami Beach	1,196.26	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3495	01/30/03	Kent Bonde	142.60	Miscellaneous-cost reimb.	Anchor Garage Operations
3499	02/10/03	The Intelligence Group	2,500.00	Miscellaneous-background investigation	Anchor Garage Operations
3501	02/11/03	City of Miami Beach	1,900.00	Miscellaneous	Anchor Garage Operations
3505	02/11/03	City of Miami Beach	2,287.21	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3523	03/06/03	City of Miami Beach	3,727.89	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3524	03/06/03	Federal Express	72.79	Miscellaneous	Anchor Garage Operations
3532	03/20/03	The Intelligence Group	2,500.00	Miscellaneous-background investigation	Anchor Garage Operations
3545	04/07/03	City of Miami Beach	887.37	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3555	04/16/03	City of Miami Beach	1,428.47	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3559	04/24/03	Integra Business Forms & Systems, Inc.	501.69	Miscellaneous-Deposit slips	Anchor Garage Operations
3572	05/15/03	City of Miami Beach	1,122.24	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
3590	06/11/03	City of Miami Beach	20,598.59	Miscellaneous-Revenue Control System	Anchor Garage Operations
3593	06/11/03	City of Miami Beach	8,074.41	Miscellaneous-Upgrade software	Anchor Garage Operations
3601	06/17/03	City of Miami Beach	1,015.93	Miscellaneous-Property Mgmt Work	Anchor Garage Operations
			<u>413,942.29</u>		
3520	03/06/03	Miami Beach Redevelopment, Inc.	10,470.33	Facility Use / Usage Fee	Anchor Garage Operations
3607	06/20/03	Miami Beach Redevelopment, Inc.	61,063.74	Facility Use / Usage Fee	Anchor Garage Operations
			<u>71,534.07</u>		
3437	11/07/02	Quik Park of Florida d/b/a Gulfstream Mgmt	28,196.18	Reimb. - operating exp.	Anchor Garage Operations
3469	12/27/02	Quik Park of Florida d/b/a Gulfstream Mgmt	41,394.83	Reimb. - operating exp.	Anchor Garage Operations
3480	01/06/03	Quik Park of Florida d/b/a Gulfstream Mgmt	24,949.24	Reimb. - operating exp.	Anchor Garage Operations
3496	01/30/03	Quik Park of Florida d/b/a Gulfstream Mgmt	22,765.85	Reimb. - operating exp.	Anchor Garage Operations
3521	03/06/03	Quik Park of Florida d/b/a Gulfstream Mgmt	26,382.43	Reimb. - operating exp.	Anchor Garage Operations
3536	03/25/03	Quik Park of Florida d/b/a Gulfstream Mgmt	19,710.66	Reimb. - operating exp.	Anchor Garage Operations
3565	04/28/03	Quik Park of Florida d/b/a Gulfstream Mgmt	20,886.65	Reimb. - operating exp.	Anchor Garage Operations
3586	06/02/03	Quik Park of Florida d/b/a Gulfstream Mgmt	25,376.01	Reimb. - operating exp.	Anchor Garage Operations
			<u>209,661.85</u>		
Wire	10/09/02	Quik Park d/b/a Gulfstream Management, LLC	8,596.10	Salary Reimbursements	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/23/02	Quik Park d/b/a Gulfstream Management, LLC	8,832.32	Salary Reimbursements	Anchor Garage Operations
Wire	11/05/02	Quik Park d/b/a Gulfstream Management, LLC	8,778.88	Salary Reimbursements	Anchor Garage Operations
Wire	11/20/02	Quik Park d/b/a Gulfstream Management, LLC	8,879.72	Salary Reimbursements	Anchor Garage Operations
Wire	12/04/02	Quik Park d/b/a Gulfstream Management, LLC	9,532.26	Salary Reimbursements	Anchor Garage Operations
Wire	12/18/02	Quik Park d/b/a Gulfstream Management, LLC	8,715.07	Salary Reimbursements	Anchor Garage Operations
Wire	01/02/03	Quik Park d/b/a Gulfstream Management, LLC	9,751.76	Salary Reimbursements	Anchor Garage Operations
Wire	01/15/03	Quik Park d/b/a Gulfstream Management, LLC	9,648.95	Salary Reimbursements	Anchor Garage Operations
Wire	01/28/03	Quik Park d/b/a Gulfstream Management, LLC	8,868.35	Salary Reimbursements	Anchor Garage Operations
Wire	02/13/03	Quik Park d/b/a Gulfstream Management, LLC	9,223.33	Salary Reimbursements	Anchor Garage Operations
3513	02/27/03	Quik Park d/b/a Gulfstream Management, LLC	10,414.26	Salary Reimbursements	Anchor Garage Operations
3531	03/13/03	Quik Park d/b/a Gulfstream Management, LLC	8,717.39	Salary Reimbursements	Anchor Garage Operations
3542	03/27/03	Quik Park d/b/a Gulfstream Management, LLC	9,018.38	Salary Reimbursements	Anchor Garage Operations
3551	04/10/03	Quik Park d/b/a Gulfstream Management, LLC	9,082.18	Salary Reimbursements	Anchor Garage Operations
3557	04/24/03	Quik Park d/b/a Gulfstream Management, LLC	8,951.28	Salary Reimbursements	Anchor Garage Operations
3568	05/09/03	Quik Park d/b/a Gulfstream Management, LLC	9,339.22	Salary Reimbursements	Anchor Garage Operations
3579	05/23/03	Quik Park d/b/a Gulfstream Management, LLC	9,197.05	Salary Reimbursements	Anchor Garage Operations
3589	06/05/03	Quik Park d/b/a Gulfstream Management, LLC	9,790.03	Salary Reimbursements	Anchor Garage Operations
3606	06/20/03	Quik Park d/b/a Gulfstream Management, LLC	4,592.31	Salary Reimbursements	Anchor Garage Operations
			<u>169,928.84</u>		
Wire	10/12/02	Florida Department of Revenue	7,980.14	Sales Tax Payment	Anchor Garage Operations
Wire	11/09/02	Florida Department of Revenue	7,696.38	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/02	Florida Department of Revenue	8,650.95	Sales Tax Payment	Anchor Garage Operations
Wire	01/11/03	Florida Department of Revenue	7,640.89	Sales Tax Payment	Anchor Garage Operations
Wire	02/14/03	Florida Department of Revenue	7,483.65	Sales Tax Payment	Anchor Garage Operations
Wire	03/13/03	Florida Department of Revenue	11,100.73	Sales Tax Payment	Anchor Garage Operations
Wire	04/15/03	Florida Department of Revenue	14,153.46	Sales Tax Payment	Anchor Garage Operations
Wire	05/16/03	Florida Department of Revenue	8,706.16	Sales Tax Payment	Anchor Garage Operations
Wire	06/13/03	Florida Department of Revenue	10,370.92	Sales Tax Payment	Anchor Garage Operations
			<u>83,783.28</u>		
TOTAL ANCHOR GARAGE OPER.			948,850.33		
3439	11/07/02	Gables Professional Realty, Inc.	23,361.27	Miscellaneous-Brokerage Comm.	Anchor Shops Oper.
3445	11/20/02	Miami-Dade County Tax Collector	11,316.99	Miscellaneous-Property Taxes	Anchor Shops Oper.
3450	11/26/02	35 Media Publications, LLC	3,400.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
3514	03/06/03	Lincoln Road Magazine	1,500.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
3515	03/06/03	Comet Courier Corp	9.68	Miscellaneous-Delivery	Anchor Shops Oper.
3548	04/08/03	Lincoln Road Magazine	1,500.00	Miscellaneous-Anchor Shops Advert.	Anchor Shops Oper.
			<u>41,087.94</u>		
3455	12/03/02	Miami Beach Community Development Corp	6,823.97	Reimb. - operating exp.	Anchor Shops Oper.
3461	12/23/02	Miami Beach Community Development Corp	3,341.10	Reimb. - operating exp.	Anchor Shops Oper.
3477	01/06/03	Miami Beach Community Development Corp	850.00	Reimb. - operating exp.	Anchor Shops Oper.
3492	01/30/03	Miami Beach Community Development Corp	5,550.21	Reimb. - operating exp.	Anchor Shops Oper.
3509	02/13/03	Miami Beach Community Development Corp	4,336.00	Reimb. - operating exp.	Anchor Shops Oper.
3512	02/24/03	Miami Beach Community Development Corp	7,196.32	Reimb. - operating exp.	Anchor Shops Oper.
3535	03/20/03	Miami Beach Community Development Corp	12,176.25	Reimb. - operating exp.	Anchor Shops Oper.
3553	04/16/03	Miami Beach Community Development Corp	4,311.00	Reimb. - operating exp.	Anchor Shops Oper.
3575	05/19/03	Miami Beach Community Development Corp	4,550.24	Reimb. - operating exp.	Anchor Shops Oper.
3605	06/17/03	Miami Beach Community Development Corp	4,086.82	Reimb. - operating exp.	Anchor Shops Oper.
			<u>53,221.91</u>		
Wire	10/12/02	Florida Department of Revenue	3,754.26	Sales Tax	Anchor Shops Oper.
Wire	11/09/02	Florida Department of Revenue	3,119.38	Sales Tax	Anchor Shops Oper.
Wire	12/18/02	Florida Department of Revenue	2,581.82	Sales Tax	Anchor Shops Oper.
Wire	01/11/03	Florida Department of Revenue	2,847.13	Sales Tax	Anchor Shops Oper.
Wire	02/14/03	Florida Department of Revenue	3,547.70	Sales Tax	Anchor Shops Oper.
Wire	03/13/03	Florida Department of Revenue	3,877.41	Sales Tax	Anchor Shops Oper.
Wire	04/15/03	Florida Department of Revenue	4,743.12	Sales Tax	Anchor Shops Oper.
Wire	05/16/03	Florida Department of Revenue	3,422.87	Sales Tax	Anchor Shops Oper.
Wire	06/13/03	Florida Department of Revenue	3,677.77	Sales Tax	Anchor Shops Oper.
			<u>31,571.46</u>		
TOTAL ANCHOR SHOPS OPER.			125,881.31		
3433	10/23/02	URS/Dames & Moore	46,518.98	Construction work-library	Collins Park Cultural Center
3449	11/26/02	City of Miami Beach	1,188.25	Miscellaneous-utilities	Collins Park Cultural Center

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3457	12/17/02	City of Miami Beach	50,231.27	Construction work-library	Collins Park Cultural Center
3478	01/13/03	City of Miami Beach	1,031.20	Miscellaneous-utilities	Collins Park Cultural Center
3486	01/30/03	City of Miami Beach	2,139.19	Miscellaneous-Library paint	Collins Park Cultural Center
3491	01/30/03	City of Miami Beach	251.45	Miscellaneous-utilities	Collins Park Cultural Center
3497	02/07/03	URS/Dames & Moore	120,712.03	Construction work-library	Collins Park Cultural Center
3498	02/10/03	URS/Dames & Moore	104,136.97	Construction work-library	Collins Park Cultural Center
3518	03/06/03	City of Miami Beach	369.10	Miscellaneous-utilities	Collins Park Cultural Center
3534	03/20/03	City of Miami Beach	703.05	Miscellaneous-Paint Library	Collins Park Cultural Center
3539	03/25/03	City of Miami Beach	35.75	Miscellaneous-utilities	Collins Park Cultural Center
3540	03/25/03	City of Miami Beach	253.05	Miscellaneous-utilities	Collins Park Cultural Center
3541	03/25/03	City of Miami Beach	452.80	Miscellaneous-utilities	Collins Park Cultural Center
3562	04/28/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
3582	06/02/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
3594	06/11/03	City of Miami Beach	56,322.81	Construction work-library (URS Const.)	Collins Park Cultural Center
3603	06/17/03	City of Miami Beach	257.00	Miscellaneous-utilities	Collins Park Cultural Center
			<u>385,116.90</u>		
TOTAL COLLINS PARK CULTURAL CENTER			385,116.90		
3423	10/14/02	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3430	10/23/02	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3451	11/26/02	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
3465	12/23/02	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
3503	02/11/03	City of Miami Beach	4,977.89	Salary Reimbursement	Colony Theater Restoration
3507	02/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3544	03/28/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3558	04/24/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3591	06/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3592	06/11/03	City of Miami Beach	3,318.60	Salary Reimbursement	Colony Theater Restoration
			<u>34,845.23</u>		
3434	11/07/02	Naples Hilton & Towers	69.00	Miscellaneous-Seminar	Colony Theater Restoration
3438	11/07/02	Naples Hilton & Towers	69.00	Miscellaneous-Seminar	Colony Theater Restoration
3444	11/20/02	BellSouth	519.68	Miscellaneous-Telephone	Colony Theater Restoration
3446	11/22/02	Kent Bonde	117.03	Miscellaneous-Conference/seminar	Colony Theater Restoration
3447	11/22/02	AT&T	65.32	Miscellaneous-Telephone	Colony Theater Restoration
3452	11/26/02	Judy Hoanshelt	52.70	Miscellaneous-Travel	Colony Theater Restoration
3453	12/03/02	Eric Fliss	42.32	Miscellaneous-Materials	Colony Theater Restoration
3458	12/23/02	A. Drake Enterprises, Inc.	250.00	Miscellaneous	Colony Theater Restoration
3471	01/06/03	Software House International	109.00	Miscellaneous	Colony Theater Restoration
3472	01/06/03	AT&T	68.48	Miscellaneous-Telephone	Colony Theater Restoration
3474	01/06/03	Alexandra Rolandelli	37.70	Miscellaneous-Travel	Colony Theater Restoration
3481	01/15/03	Federal Express	17.43	Miscellaneous-Courier	Colony Theater Restoration
3487	01/30/03	BellSouth	406.53	Miscellaneous-Telephone	Colony Theater Restoration
3488	01/30/03	AT&T	93.01	Miscellaneous-Telephone	Colony Theater Restoration
3489	01/30/03	Duratel, Inc.	75.00	Miscellaneous-Phone line connect	Colony Theater Restoration
3510	02/13/03	BellSouth	442.30	Miscellaneous-Telephone	Colony Theater Restoration
3511	02/24/03	AT&T	153.39	Miscellaneous-Telephone	Colony Theater Restoration
3519	03/06/03	BellSouth	160.94	Miscellaneous-Telephone	Colony Theater Restoration
3530	03/13/03	Nu-Art Signs	924.48	Miscellaneous-Construct. Signs	Colony Theater Restoration
3543	03/28/03	BellSouth	219.53	Miscellaneous-Telephone	Colony Theater Restoration
3556	04/21/03	AT&T	17.59	Miscellaneous-Telephone	Colony Theater Restoration
3566	05/01/03	BellSouth	131.28	Miscellaneous-Telephone	Colony Theater Restoration
3583	06/03/03	AT&T	51.20	Miscellaneous-Telephone	Colony Theater Restoration
3584	06/03/03	BellSouth	156.97	Miscellaneous-Telephone	Colony Theater Restoration
			<u>4,249.88</u>		
3454	12/03/02	ATC Associates, Inc.	2,600.00	Professional Services-Asbestos Survey	Colony Theater Restoration
3467	12/26/02	R.J. Heisenbottle Architects	34,367.55	Professional Services	Colony Theater Restoration
3468	12/26/02	McCartney Construction Company	67,735.49	Construction Costs	Colony Theater Restoration
3476	01/06/03	McCartney Construction Company	181,863.26	Construction Costs	Colony Theater Restoration
3525	03/13/03	McCartney Construction Company	83,143.22	Construction Costs	Colony Theater Restoration
3527	03/13/03	ATC Associates, Inc.	2,100.00	Professional Services-Asbestos Survey	Colony Theater Restoration
3528	03/13/03	McCartney Construction Company	47,281.19	Construction Costs	Colony Theater Restoration
3529	03/13/03	R.J. Heisenbottle Architects	8,163.08	Professional Services	Colony Theater Restoration
3549	04/08/03	R.J. Heisenbottle Architects	5,583.65	Professional Services	Colony Theater Restoration

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2003 (through June 30, 2003)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3550	04/08/03	McCartney Construction Company	46,916.28	Construction Costs	Colony Theater Restoration
3573	05/15/03	McCartney Construction Company	94,114.99	Construction Costs	Colony Theater Restoration
3578	05/19/03	R.J. Heisenbottle Architects	844.23	Professional Services	Colony Theater Restoration
			<u>574,712.94</u>		
TOTAL COLONY THEATER RESTORATION			613,808.05		
3456	12/09/02	Zyscovich	28,788.54	Architect, Consult & Reimb. Services	17th Street Surface Lot
			<u>28,788.54</u>		
TOTAL 17th STREET SURFACE LOT			28,788.54		
3436	11/07/02	Coastal Systems International, Inc.	10,784.32	Professional Services	Beachwalk Project
3460	12/23/02	Coastal Systems International, Inc.	4,850.00	Professional Services	Beachwalk Project
3479	01/06/03	Coastal Systems International, Inc.	6,488.68	Professional Services	Beachwalk Project
3500	02/11/03	Coastal Systems International, Inc.	2,087.73	Professional Services	Beachwalk Project
3533	03/20/03	Coastal Systems International, Inc.	7,992.41	Professional Services	Beachwalk Project
3554	04/16/03	Coastal Systems International, Inc.	7,764.72	Professional Services	Beachwalk Project
3563	04/28/03	Telecom Engineering Consultants, Inc.	300.00	Professional Services	Beachwalk Project
3564	04/28/03	Coastal Systems International, Inc.	11,499.29	Professional Services	Beachwalk Project
3587	06/02/03	Coastal Systems International, Inc.	6,310.42	Professional Services	Beachwalk Project
			<u>58,077.57</u>		
TOTAL BEACHWALK PROJECT			58,077.57		
3595	06/11/03	City of Miami Beach	562.50	Reimb. CMB for Ceramic Mural Sample	Lincoln Road Improv. Project
			<u>562.50</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			562.50		
3571	05/15/03	City of Miami Beach	177,372.00	CMB Construction Mgmt.	Bass Museum
			<u>177,372.00</u>		
TOTAL BASS MUSEUM PROJECT			177,372.00		
3516	03/03/03	Squire, Sanders & Dempsey	1,140.00	Legal Fees	New World Symphony
3552	04/16/03	Squire, Sanders & Dempsey	2,163.50	Legal Fees	New World Symphony
3604	06/17/03	Squire, Sanders & Dempsey	911.25	Legal Fees	New World Symphony
			<u>4,214.75</u>		
TOTAL NEW WORLD SYMPHONY			4,214.75		
3571	05/15/03	City of Miami Beach	16,595.33	CMB Construction Mgmt.	Conv. Ctr. Storm Water Imprc
			<u>16,595.33</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			16,595.33		
3588	06/03/03	HNTB Corporation	7,251.00	Traffic Analysis	Washington Ave. Streetscape
			<u>7,251.00</u>		
TOTAL WASHINGTON AVE. STREETSCAPE			7,251.00		
3608	06/24/03	Edward Lewis Architects, Inc.	15,000.00	Professional Architectual Services	Rotunda
			<u>15,000.00</u>		
TOTAL ROTUNDA			15,000.00		
REPORT TOTAL			<u>\$ 20,611,273.57</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 06/30/03

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003.

Total Project Cost: \$4 Million

Total CRA participation: \$4 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Coastal Systems is recommending extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs are proposed to be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will require demolition and reconstruction of the public right-of-way with new curbing, paver block sidewalks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Project was bid as part of the Beachwalk Project and will follow the same schedule.

Total Project Cost (est): \$610,000

Total CRA participation: \$610,000 - Construction

Project

Status - as of 06/30/03

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and is approximately 45% complete. Construction is expected to be completed in August 2003.

Total Project Cost (Library Only): \$8 Million - Construction (Miami-Dade County)

Total CRA participation: \$4.1 Million land acquisition (to date). Note, this amount is not reflected in the total project cost.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans call for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002, and have been submitted to the Building Official for review. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to take 12-14 months to complete. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Production piles are underway on the site of the new stage house, and structural bracing has been installed to protect lobby and auditorium structures. Electrical rough-in is occurring in the auditorium and dewatering began mid-June to make way for vertical construction to begin. The current schedule calls for the completion of installation of the pile caps and grade beams around the perimeter of the new stage and future elevator shaft areas and installation of the air conditioning ductwork and rough electrical. The Project is scheduled for substantial completion in Spring, 2004.

Total Project Cost: \$6.3 Million

Total CRA participation: \$3.2 Million - Construction

Project

Status - as of 06/30/03

New World Symphony Negotiations

Concurrent with delivery of the 17th Street Master Plan study (Master Plan) by Zyscovich, Inc., in October, 2001, the Administration has been in negotiations with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the existing NWS Theater on Lincoln Road. At the time this memorandum was written, NWS was in the process of further refining the Project's concept. Key issues in the on-going discussions involve the lay-out and design of the proposed facility, replacement of parking that will be displaced by the project, the addition of new parking to address the facility's needs, the cost of building and maintaining a park, the programming of broadcasts and related public events and participation in educational initiatives. A first reading of a proposed Development Agreement has been set for a Public Hearing on July 30, 2003.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the CIP Projects Office is developing specifications for an RFP for architectural and planning services for the programming and design of the City Hall Expansion Lot and P-Lot parking facilities.

The Bass Museum Expansion & Renovation Project

The Bass Museum Expansion and Renovation Project, which began in 1995, when the City retained the firms of Arata Isozaki/Spillis Candela & Partners (Isozaki/SC&P) to design the building, is now complete. The construction, which began in 1997, was substantially completed in September 2000 and received a Final Certificate of Occupancy on July 9, 2002. The \$7.26 million only includes the Danville costs.

The final cost for the Bass Museum is \$8,600,000 which includes the total construction cost with contingency and change orders, the architectural fees for Isozaki/Spillis, the URS fees and the additional appropriation for the HVAC system corrections. The official grand opening of the Bass Museum occurred on December 12, 2002.

Total Project Cost: \$8.6 million

Total CRA participation: \$8.6 million

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: July 30, 2003

From: Jorge M. Gonzalez
Executive Director

Subject: **ANCHOR SHOPS AND PARKING - MONTHLY REPORT ON PARKING OPERATIONS, MONTH OF MAY, 2003.**

This report is being provided to recap the last full month of operations at the Anchor Garage while under the management of Quik Park. On June 9, 2003, the City of Miami Beach's Parking Department took over the operation of the facility. A total of 19,701 vehicles parked in the facility during the month of May, 2003. Of the total vehicles, 13,679 were transient, 2,123 were valet and 3,899 were monthly entries. The facility currently has a total of 301 monthly account holders, comprising 118 accounts held by Loews, 15 by Town Park Valet, 21 by the Clay Hotel, 1 by Thrifty Rent-a-Car, 21 by the City of Miami Beach and 125 individual/general public accounts.

Revenues for the month of May (after taxes) totaled \$122,461, reflecting an 2.5 percent increase from the previous month and a 13 percent decline from forecast. Operating expenses for the month totaled \$47,918, reflecting a negligible decrease from forecast. It should be noted however, that as Quik Park reconciles final invoices and closes out its accounts related to the operation of the Anchor Garage, additional close-out expenses are likely. Year-to-date (for nine months of the fiscal year), revenues are running approximately 8 percent below forecast and expenses approximately 1.5 percent below forecast.

The net operating profit before other expenses (including debt service and the facility usage payment), was \$74,543 for the month, reflecting a 17 percent decrease from forecast. Year-to-date, the net operating profit was \$769,227, approximately 8.5 percent below forecast.

Pursuant to the terms of the Easement Agreement with Loews for use of the garage, the RDA receives an annual "use fee" from Loews of \$580,000 in addition to paying parking charges for their use of spaces at a rate not to exceed 50 percent of the established self-park rate for each space used for valet operations. The agreement also provides for Loews to share in the gross revenue stream generated by the garage on the basis of a two-tiered system. In the first tier, Loews receives a "usage fee" equal to 41.7 percent of the first \$1,390,000 in gross revenues, net of taxes. In the second tier, Loews receives a usage fee equal to 28 percent of gross revenues in excess of \$1,390,000. In essence, the first-tier is intended as a credit against the annual use fee paid by Loews. An analysis of the use fee and usage fee obligations as well as debt service to date is included as Exhibit 1.

JMG:CMC: KOB

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Agenda Item

2B

Date

7-30-03

EXHIBIT I

ANCHOR SHOPS AND PARKING (16TH STREET PARKING GARAGE)
MONTHLY STATEMENT OF OPERATIONS
MAY 2003

	Oct-02	Nov-02	Dec-02	Jan-03	Feb-03	Mar-03	Apr-03	May-03	Jun-03	Jul-03	Aug-03	Sep-03	Year-to-Date
Gross Revenue (Net of Taxes):													
Transient	\$82,686.38	\$71,308.92	\$72,286.38	\$ 74,529.58	\$102,306.10	\$156,442.06	\$71,840.00	\$76,972.90	\$0.00	\$0.00	\$0.00	\$0.00	\$708,972.32
Loews Valet	\$20,546.95	\$15,346.00	\$28,384.04	\$16,421.60	\$23,010.33	\$20,299.53	\$17,164.00	\$17,812.62	\$0.00	\$0.00	\$0.00	\$0.00	\$158,987.07
Royal Palm Valet	\$0.00	\$0.00	\$61.03	\$325.82	\$1,687.78	\$5,271.03	\$322.43	\$584.11	\$0.00	\$0.00	\$0.00	\$0.00	\$8,652.21
Monthly	\$36,600.23	\$44,427.25	\$31,350.00	\$33,312.21	\$28,066.73	\$29,828.04	\$30,059.00	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$261,645.46
Smart Card	\$0.00	\$0.00	\$18.78	\$33.19	\$38.32	\$43.19	\$23.36	\$91.59	\$0.00	\$0.00	\$0.00	\$0.00	\$215.24
Total Revenue:	\$139,833.56	\$131,084.17	\$132,100.23	\$124,789.21	\$156,316.14	\$211,878.98	\$119,408.79	\$122,461.22	\$0.00	\$0.00	\$0.00	\$0.00	\$1,137,872.30
Total Operating Expenses:	\$58,823.25	\$42,813.01	\$48,359.00	\$54,885.23	\$51,848.25	\$38,622.42	\$25,376.00	\$47,917.73	\$0.00	\$0.00	\$0.00	\$0.00	\$368,644.89
Net Profit (Loss):	\$81,010.31	\$88,271.16	\$83,741.23	\$69,903.98	\$104,467.89	\$173,256.56	\$94,032.79	\$74,543.49	\$0.00	\$0.00	\$0.00	\$0.00	\$769,227.41
Contractual Facility Fees:													
Use Fee	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$48,333.33	\$0.00	\$0.00	\$0.00	\$0.00	\$386,666.64
Facility Usage Payment	\$58,310.59	\$54,662.10	\$55,085.90	\$52,037.10	\$65,183.83	\$88,353.53	\$49,793.47	\$51,066.33	\$0.00	\$0.00	\$0.00	\$0.00	\$474,492.75
Loews Obligation to RDA: (1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RDA's Obligation to Loews: (2)	\$8,977.26	\$6,328.77	\$6,752.47	\$3,703.77	\$16,850.50	\$40,020.20	\$1,460.14	\$2,733.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87,826.11
Net Profit (Loss) to the RDA:	\$71,033.05	\$81,942.39	\$76,988.76	\$66,200.21	\$87,617.39	\$133,236.36	\$92,572.65	\$71,610.49	\$0.00	\$0.00	\$0.00	\$0.00	\$581,401.30
Debt Service: (3)	\$108,043.00	\$108,043.00	\$108,043.00	\$108,043.00	\$108,043.00	\$108,043.00	\$108,043.00	\$108,043.00	\$0.00	\$0.00	\$0.00	\$0.00	\$864,344.00
Net Profit (Loss) After Debt Svc:	(\$37,009.95)	(\$26,100.61)	(\$31,054.24)	(\$41,842.79)	(\$20,425.61)	\$25,193.36	(\$15,470.35)	(\$36,232.51)	\$0.00	\$0.00	\$0.00	\$0.00	(\$192,942.70)
Current Amount Due to RDA:	\$0.00				\$0.00								
Current Amount Due to Loews:	\$51,063.84				\$87,826.11								

Total Amount Due to RDA YTD:
Total Amount Due to Loews YTD:

(1) - Based on proration of annual use fee of \$580,000.

(2) - Based on 41.7% of the first \$1,390,000 of annual gross parking revenues and 28.0% of revenues in excess of \$1,390,000.

(3) - The pro-rata share of debt service for this garage is \$1,296,517 for FY 02/03 reflected over the 12 months of operations during the fiscal year.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and
Members of the Miami Beach Redevelopment Agency **Date:** July 30, 2003

From: Jorge M. Gonzalez
Executive Director *JMG*

Subject: **STATUS REPORT ON THE NEGOTIATIONS BETWEEN THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY AND RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP ("RDP").**

On June 11, 2003, the Chair and Members of the Redevelopment Agency appointed Commissioner Jose Smith as Commission liaison and directed the Administration and City Attorney to meet with Don Peebles and discuss proposed changes to the April 30, 2003 LOI consistent with the instructions given by the Agency/Board on the same date. On July 3, 2003, we met and Don Peebles proposed a series of changes he desired to make to the April 30th LOI including, deferring an amount of rental and amortizing it over a period of time and revising the "Net Refinancing Proceeds" distribution, all in connection with the extension of the mandatory Purchase Date from 25 years to 99 years.

After analyzing Mr. Peebles request internally on July 8, 2003, the attached counterproposal was forwarded to Mr. Peebles' representative on July 17, 2003. Except for the attached proposed changes, the remainder of the April 30th LOI would remain unchanged.

To date, a response has not been received.

JMG
JMG/CMC/rar

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Agenda Item 2C
Date 7-30-03

BLOOM & MINSKER, P.L.
Attorneys and Counselors at Law

Seventh Floor
1110 BRICKELL AVENUE
MIAMI, FLORIDA 33131-3107

TELEPHONE: (305) 371-8800
FACSIMILE: See specific attorney

KENNETH M. BLOOM*
Direct Fax: (305) 908-3450
Email: kbloom@miamilaw.net

JOEL N. MINSKER, P.A.
Direct Fax: (305) 908-3445
Email: jminsker@miamilaw.net

*Board Certified in Taxation

July 17, 2003

VIA EMAIL ONLY

Stuart K. Hoffman, Esq.
Hunton & Williams
Barclays Financial Center
1111 Brickell Avenue, Suite 2500
Miami, FL 33131

RE: Letter of Intent to Amend Royal Palm/Shorecrest Crowne Plaza Resort Agreements ("LOI")
Our File No. 97020.03

Dear Stuart:

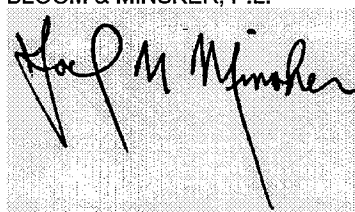
As you know, you, I and our respective clients met at the offices of the City Manager on July 3, 2003 to review and discuss proposed changes to the April 30, 2003 LOI consistent with the instructions given to us by the Miami Beach City Commission at its Commission Meeting on June 11, 2003. At the end of our meeting, Don Peebles proposed a series of changes he desired to make to the April 30th LOI.

My clients have now had a chance to analyze Mr. Peebles' proposed changes and in response to those changes, now offer a counterproposal as shown on the attached July 2003 Proposed LOI Changes and the attached cash flow chart ("Agency/City Proposed LOI Changes"). Except for these proposed changes, the remainder of the April 30th LOI remains unchanged.

If your client is in agreement with these changes, we would like to present same at the Status Report scheduled for the July 30, 2003 Commission Meeting. Thereafter, I will modify the April 30th LOI to be consistent with the Agency/City Proposed LOI Changes and produce a blacklined LOI reflecting same.

Very truly yours,

BLOOM & MINSKER, P.L.

A handwritten signature in black ink, appearing to read "Joel N. Minsker", is written over a light gray, textured rectangular background.

Joel N. Minsker, P.A.

JNM/ldh
Attachments

cc: Via email only:
Commissioner Jose Smith
Murray H. Dubbin, Esq.
Jorge M. Gonzalez, City Manager
Christina M. Cuervo, Asst. City Manager
Raul Aguila, Esq.
Patricia Walker, Director of Finance

F:/Minsker/C.M.B./CrownePlaza/Letters/Hoffman ltr 7-17-03

Agency/City July 2003 Proposed LOI Changes

The Agency/City proposes the following changes to the 4/30/03 LOI:

1. The Lease will be amended to provide that the Base Rent and Additional Rent due from Hotel Opening Date to May 15, 2003 will be deferred and payable over a 10 year period commencing in Lease Year 5 through Lease Year 14. (Refer to attached Exhibit)
2. The Lease will be amended to provide that the Base Rent due in Lease Year 2, 3 and 4 will be deferred and payable over a 10 year period commencing in Lease Year 5 through Lease Year 14. (Refer to attached Exhibit)
3. Beginning in Lease Year 2, Additional Rent shall be due and payable in accordance with the Lease terms.
4. Incentive Rent shall be due and payable in accordance with the Lease terms.
5. The Lease will be amended to provide that the outside date for payment of the Purchase Price (which includes the 10% return) will be extended from 25 to 99 years or due on Sale of the Hotel, whichever occurs first.
6. The Refinancing Times stated in Section 11.13(a) of the Lease shall be changed to on or prior to the beginning of the fifth (5th) year after the Hotel Opening Date ("First Refinancing"); on or prior to ten (10) years after the closing of the First Refinancing and then every tenth (10th) anniversary of the First Refinancing thereafter; provided however, that when Tenant refinances the Balance of its Debt, the Net Refinancing Proceeds, as defined in Section 11.13(b) of the Lease shall be applied to the extent available in the following order:
 - A. To Owner to pay the deferred Rental described in items 1 and 2 above;
 - B. To Owner to pay the 10% return applicable as part of the Purchase Price accrued to date and unpaid to date;
 - C. To Owner to pay Purchase Price (which includes the 10% return) for Owner's Interest in the Premises;
 - D. To Tenant if any funds remain after paying in full the amounts in 6A-6D above.
7. In Lease Year 25 and every 10 years thereafter, Tenant shall pay Owner any accrued and unpaid portion of the 10% return.
8. The Lease will be amended to provide that the due on sale provisions apply to the payment in full of all deferred and/or unpaid Rental, 10% return and the Purchase Price.

Royal Palm Settlement

Owner Contribution	\$	10,000,000.00
Return		10%
NPV Comparison		6%
		8%
Annual Rent	\$	490,000.00
Amortization Period of 1st Year Unpaid Rent		5
		10
Annual Return (10% of \$10,000,000 less Annual Rent)	\$	510,000.00

Pre-Opening Rent Paid
 Back Rent-Prior to Hotel Opening Date (May 15, 2002);
 Rent Due from Hotel Opening Date (May 15, 2002);

Period/ Year	Existing Lease Annual Rent Assume Aug 01	LOI Terms 30-Apr-03	Proposal Rental 30-Jul-03	Return 30-Jul-03	Total 30-Jul-03
	\$ 128,333.38	\$ 128,333.38	\$ 128,333.38	\$ -	\$ 128,333.38
1	\$ 749,583.29	\$ 490,000.00	\$ -	\$ -	\$ -
2	\$ 490,000.00	\$ 490,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00
3	\$ 490,000.00	\$ 490,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00
4	\$ 490,000.00	\$ 490,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00
5	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
6	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
7	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
8	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
9	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
10	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
11	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
12	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
13	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
14	\$ 490,000.00	\$ 490,000.00	\$ 605,000.00	\$ 605,000.00	\$ 605,000.00
15	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
16	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
17	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
18	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
19	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
20	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
21	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
22	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
23	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
24	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
25	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00	\$ 490,000.00
26	\$ 21,872,083.33	\$ 22,621,666.62	\$ 12,378,333.38	\$ 12,621,666.62	\$ 12,621,666.62
NPV	\$10,641,833.80	\$10,121,348.43			\$7,856,570.48

Sum of Payments thru Year 25 plus return & PP, if any

MIAMI BEACH REDEVELOPMENT AGENCY
COMMISSION ITEM SUMMARY



Condensed Title:

Executive Director's authority during the August recess.

Issue:

Whether to authorize the Executive Director, or his designee, with authority to select, negotiate, renew, award and reject all bids, contracts, agreements, purchase orders, change orders and grant applications during the August recess.

Item Summary/Recommendation:


Between the last meeting on July 30, 2003, and the first regularly scheduled meeting in September 2003, the Redevelopment Agency (the "Agency") will not be in session. During this period, there may be contracts in excess of the \$25,000 limitation, which may need to be awarded or terminated. The Agency has historically, during such periods, assigned certain powers to the Executive Director, or his designee to sign all contracts, agreements, purchase orders, change orders, and grant applications that may affect the health, safety, or welfare of the Agency, and renew any existing contracts subject to ratification by the Agency.

Since this authorization is necessary to ensure that essential services and projects continue during the period between the last Agency meeting on July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, it is recommended that the Agency adopt this Resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:  Finance Dept.		Amount	Account	Approved
	1			
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Gus Lopez, ext. 6641

Sign-Offs:

Department Director	Assistant Director RDA	Executive Director RDA
GL 	CMC 	JMG 

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Agenda Item 34
Date 7-30-03

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
<http://miamibeachfl.gov>



REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairman and Members
Miami Beach Redevelopment Agency

DATE: July 30, 2003

FROM: Jorge M. Gonzalez
Executive Director

SUBJECT: A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE TO SELECT, NEGOTIATE, AWARD AND REJECT ALL BIDS, CONTRACTS, AGREEMENTS, PURCHASE ORDERS, CHANGE ORDERS AND GRANT APPLICATIONS; RENEW EXISTING CONTRACTS WHICH MAY EXPIRE, AND TERMINATE EXISTING CONTRACTS AS NEEDED FROM THE LAST AGENCY MEETING ON JULY 30, 2003, UNTIL THE FIRST REGULARLY SCHEDULED AGENCY MEETING IN SEPTEMBER 2003, SUBJECT TO RATIFICATION BY THE AGENCY AT ITS FIRST REGULARLY SCHEDULED MEETING IN SEPTEMBER 2003.

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

BACKGROUND

Between the last meeting on July 30, 2003, and the first regularly scheduled meeting in September 2003, the Redevelopment Agency (the "Agency") will not be in session. During this period, there may be bids or contracts in excess of the \$25,000 limitation, which may need to be rejected, awarded or terminated. The Agency has historically, during such periods, assigned certain powers to the Executive Director subject to ratification by the Agency.

It is therefore requested that the Executive Director, or his designee, be authorized to sign all contracts, agreements, purchase orders, change orders, and grant applications that may affect the health, safety, or welfare of the Agency, and renew any existing contracts, for an appropriate period of time from the last Agency meeting July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, subject to ratification by the Agency at its first regularly scheduled meeting in September 2003.

Since this authorization is necessary to ensure that essential services and projects continue during the period between the last Agency meeting on July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, it is recommended that the Agency adopt this Resolution.

JMG:CC:GL

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE TO SELECT, NEGOTIATE, AWARD AND REJECT ALL BIDS, CONTRACTS, AGREEMENTS, PURCHASE ORDERS, CHANGE ORDERS AND GRANT APPLICATIONS; RENEW EXISTING CONTRACTS WHICH MAY EXPIRE, AND TERMINATE EXISTING CONTRACTS AS NEEDED FROM THE LAST AGENCY MEETING ON JULY 30, 2003, UNTIL THE FIRST REGULARLY SCHEDULED AGENCY MEETING IN SEPTEMBER 2003, SUBJECT TO RATIFICATION BY THE AGENCY AT ITS FIRST REGULARLY SCHEDULED MEETING IN SEPTEMBER 2003.

WHEREAS, between the last meeting on July 30, 2003, and the first regularly scheduled meeting in September 2003, the Redevelopment Agency (the "Agency") will not be in session. During this period, there may be bids or contracts in excess of the \$25,000 limitation, which may need to be rejected, awarded or terminated. The Agency has historically, during such periods, assigned certain powers to the Executive Director subject to ratification by the Agency; and

WHEREAS, it is therefore requested that the Executive Director, or his designee, be authorized to sign all contracts, agreements, purchase orders, change orders, and grant applications that may affect the health, safety, or welfare of the Agency, and renew any existing contracts, for an appropriate period of time from the last Agency meeting July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, subject to ratification by the Agency at its first regularly scheduled meeting in September 2003; and

WHEREAS, since this authorization is necessary to ensure that essential services and projects continue during the period between the last Agency meeting on July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, it is recommended that the Agency adopt this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members of the Miami Beach Redevelopment Agency authorize the Executive Director, or designee to select, negotiate, award and reject all bids, contracts, agreements, purchase orders, change orders and grant applications; renew existing contracts which may expire, and terminate existing contracts as needed from the last Agency meeting on July 30, 2003, until the first regularly scheduled Agency meeting in September 2003, subject to ratification by the Agency at its first regularly scheduled meeting in September 2003.

PASSED and ADOPTED this _____ day of July 2003.


CHAIRMAN

ATTEST:

SECRETARY

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

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 7-24-03
Redevelopment Agency
General Counsel Date

REDEVELOPMENT AGENCY
COMMISSION ITEM SUMMARY



Condensed Title:

A resolution appropriating \$56,307 from FY 2003/2004 South Pointe Tax Increment Funds for additional services to be provided pursuant to the Program Management Services Agreement between the City of Miami Beach and Hazen and Sawyer, P.C., further approving a Second Amendment to the Agreement to provide additional professional program management services, and authorizing the Executive Director to execute the Second Amendment to the Agreement, in a form to be approved by the Administration and the City Attorney.

Issue:

Shall the Chairman and Members of the Redevelopment Agency appropriate an additional \$56,307 from the South Pointe Tax Increments Funds for continued program and construction management services to be provided by Hazen and Sawyer, P.C., with respect to the City's ongoing improvements in the South Pointe area in connection with the 1998 Settlement Agreement with Portofino in relation to obligations resulting from the construction of the Murano, Murano Grande, and ICON developments, until approximately November 2003, at which time it is anticipated that the 2003 SSDI North seawall improvements will be completed?

Item Summary/Recommendation:

Adopt the resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
	1	\$56,307	RDA SOUTH POINTE	
	2			
	3			
	4			
	Total	\$56,307		

Finance Dept.

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Anna Parekh

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM 3B
DATE 7-30-03

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board
Of the Miami Beach Redevelopment Agency

Date: July 30, 2003

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING \$56,307 FROM FY 2003/2004 SOUTH POINTE TAX INCREMENT FUNDS FOR ADDITIONAL SERVICES TO BE PROVIDED PURSUANT TO THE PROGRAM MANAGEMENT SERVICES AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND HAZEN AND SAWYER, P.C., APPROVED PURSUANT TO RESOLUTION NO. 2001-24247 / RDA RESOLUTION NO. 379-2001, AS AMENDED JUNE 27, 2001, PURSUANT TO RESOLUTION NO. 2001-24501 / RDA RESOLUTION NO. 389-2001; FURTHER APPROVING A SECOND AMENDMENT TO THE AGREEMENT TO PROVIDE ADDITIONAL PROFESSIONAL MANAGEMENT SERVICES; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE AGREEMENT, IN A FORM TO BE APPROVED BY THE ADMINISTRATION AND THE CITY ATTORNEY.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

On January 31, 2001, the Mayor and City Commission, and RDA Board adopted Resolution No. 2001-24247 and 379-2001, respectively, authorizing execution of an Agreement between the City and Hazen and Sawyer P.C., to provide Professional Program Management Services for assigned capital projects. On June 27, 2001, by Resolution No. 2001-24501 and RDA Resolution No. 389-2001, an additional \$44,267 from FY 2001 South Pointe Tax Increment Funds were appropriated in order that additional services be provided by Hazen & Sawyer, P.C., relating to the obligations set forth in the Portofino Settlement Agreement, and further authorizing execution of the necessary First Amendment to the Agreement, which covered a period from June 8, 2001 through December 15, 2001.

Hazen and Sawyer's program and construction management services for the City of Miami Beach include the administration and construction supervision of approximately 65 infrastructure improvement projects including the five-phase South Pointe Streetscape Project. Additionally, Hazen and Sawyer serves as the City's program manager with respect to the City's obligations as they relate to the Portofino Settlement Agreement. Construction bids obtained by The Related Group (TRG) are reviewed by Hazen and Sawyer. Progress payment requisitions prepared by TRG's contractor are reviewed by Hazen and Sawyer and recommended for payment to the City/RDA. The scope of Hazen and Sawyer's services consists of the following:

1. Assisting the City in reviewing construction documents prepared by others.
2. Assisting the City in reviewing cost estimates/bid proposals prepared by others.
3. Limited construction observation as it relates to utility relocation, seawall construction/rehabilitation, Alton Road driveway opening and pedestrian access way, parking lot construction, and environmental remediation activities.

July 30, 2003

RDA - Commission Memorandum

Hazen and Sawyer Appropriation & Second Amendment to Program Management Agreement

Page 2 of 2 -

4. Attendance at up to 12 meetings to resolve outstanding issues and/or discuss project progress with the developer and/or City staff.

Hazen and Sawyer's services for the Portofino/Murano Project also includes construction administration, scheduling, monitoring, budget evaluation, consultants/contractors contract administration, design revisions evaluation and implementation, constructability review and associated cost evaluation and recommendation. Fee estimates were based upon proposed manpower allocations and hourly billing rates for the Agreement contract term.

Hazen and Sawyer expended the \$44,267 appropriated by the City Commission/RDA on June 27, 2001, associated with the additional duties to be provided under the First Amendment to the Agreement through December 15, 2001. Therefore, on June 4, 2002, the Administration authorized Hazen & Sawyer to provide additional services related to the requirements of the SSDI-South and SSDA-North parcels, for an additional amount not to exceed \$25,000 for services through February 28, 2003. Therefore, the original appropriation of January 31, 2001, has been increased by a total aggregate amount of \$69,267 for additional services provided through February 28, 2003.

However, the City's obligations as they relate to the Portofino Settlement Agreement have not been completed and it is in the City's best interest to continue to retain Hazen and Sawyer as the City's program and construction services manager with respect to the City's ongoing improvements in the South Pointe area associated with the 1998 Settlement Agreement with Portofino in relation to construction obligations resulting from the construction of the Murano, Murano Grande, and ICON developments, as follows:

- Alton Road Staging Area Phase 2
- 72-inch diameter stormwater relocation
- Alaska Parcel Temporary Baywalk
- Alton Road Improvements 3rd to 4th Streets
- 2003 SSDI North seawall repairs/rehabilitation
- 2004 SSDI North seawall repairs/rehabilitation; and

It is therefore practical to increase the scope and budget of Hazen & Sawyer's contract in order that it may continue to provide assistance to the City relating to various improvements. The fee estimates of \$56,307 (outlined in the attached letter from Hazen and Sawyer, dated July 15, 2003) are for the additional time frame and continued services required until approximately November 2003, at which time it is anticipated that the 2003 SSDI North seawall improvements will be completed.

JMG/CMC/ap

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HAZEN AND SAWYER

Environmental Engineers & Scientists

CND
NEIGHBORHOOD SERVICES DEPT.

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

July 15, 2003

2003 JUL 21 AM 9: 28

Ms. Christina M. Cuervo
Assistant City Manager
CITY OF MIAMI BEACH
1700 Convention Center Drive
Miami Beach, Florida 33139

**South Pointe Neighborhood
SSDI North Settlement Agreement Items
Additional Program Management Services**

Dear Ms. Cuervo:

At the City's request, Hazen and Sawyer submitted a proposal for limited program / construction management services to assist the City's Redevelopment Agency with respect to its obligations relating to the development of the SSDI – South and SSDI – North properties (Portofino Settlement Agreement). Hazen and Sawyer submitted a proposal in the amount of \$44,267 on June 4, 2001 (copy enclosed). The City Commission subsequently approved the proposal during its regular City Commission meeting of June 27, 2001. This agreement was for the period of June 8 through December 15, 2001. Hazen and Sawyer provided services through May 31, 2002 within the budget amount appropriated on June 27, 2001. The additional effort was provided within budget and for an approximate additional timeframe of five (5) months or 83% greater than originally anticipated.

On June 3, 2002, Hazen and Sawyer indicated that it had expended the budget associated with the initial effort of \$44,267. On June 4, 2002, the Administration authorized Hazen and Sawyer for an additional amount of \$25,000, for a total budget amount of \$69,267 (copy enclosed). This budget increase provided services through February 28, 2003. On April 23, 2003, we met to discuss the April 9, 2003 proposal. During the referenced meeting it was discussed to provide a more limited scope of services as it relates to the City's responsibilities with the SSDI North Settlement Agreement.

The City of Miami Beach and Portofino Properties entered into a Developer's Agreement for various improvements associated with the construction of the Murano, Murano Grande and ICON developments. Proposed improvements and their status are as follows:

- | | |
|--|-------------------------|
| ▪ Alton Road Staging Area Phase 2 | Completed |
| ▪ 72-inch diameter stormwater relocation | Completed |
| ▪ Alaska Parcel Temporary Baywalk | Substantially Completed |
| ▪ Alton Road Improvements 3 rd to 4 th Streets | Substantially Completed |

HAZEN AND SAWYER

Ms. Christina M. Cuervo
July 15, 2003

- 2003 SSDI North seawall repairs / rehabilitation To be initiated August 15, 2003
- 2004 SSDI North seawall repairs / rehabilitation To be initiated August 15, 2004

Hazen and Sawyer has provided limited services to assist the City with its responsibilities during the months of March, April, May and June 2003. Hazen and Sawyer will continue to assist the City with its remaining responsibilities during the forthcoming August Commission recess so that project progress is not impacted. Detailed invoices for the months of February through June 2003 are provided as documentation of our efforts during this period.

It is our understanding that the City would like Hazen and Sawyer to continue providing program and construction management services for the subject improvements. As previously noted, many of the improvements have been completed or are substantially complete and it is anticipated that the 2003 SSDI North seawall improvements will be completed in November 2003.

Description of Services

Please note that Hazen and Sawyer does not contemplate in its services any effort associated with coordinating the work of the private developer, its consultants and contractors. It is anticipated that Hazen and Sawyer will perform the following:

1. Assist the City in review of construction documents prepared by others.
2. Assist the City in review of cost estimates / bid proposals prepared by others.
3. Limited construction observation as it relates to seawall construction / rehabilitation for purposes of application for payment review.
4. Attend up to four meetings to resolve outstanding issues and / or discuss project progress with the developer and / or City staff.

Services will be provided in accordance with the Agreement between Hazen and Sawyer and the City of Miami Beach and as specifically identified in sub-task 3.7, Task 4 (with the exception of sub-task 4.9), Task 5 and sub-task 6.2.

HAZEN AND SAWYER

Ms. Christina M. Cuervo
July 15, 2003

Level of Effort

It is anticipated that the 2003 SSDI North seawall improvements will be initiated on August 15, 2003. Full-time resident project representation services are not contemplated in the following budget. The requested budget increase is as follows:

Description	Estimated Quantity	Unit Rate (\$/Hr) ¹	Total / Extension
<i>Add'l Labor Effort Expended February '03</i>	n/a	n/a	\$530
<i>Labor Effort Expended March '03</i>	n/a	n/a	\$9,181
<i>Labor Effort Expended April '03</i>	n/a	n/a	\$3,503
<i>Labor Effort Expended May '03</i>	n/a	n/a	\$1,230
<i>Labor Effort Expended June '03</i>	n/a	n/a	\$2,198
<i>Proposed Labor Jul – Nov '03</i>			
Deputy Program Manager	120 manhours	\$124.45	\$14,934
Construction Coordinator	80 manhours	\$130.94	\$10,475
Specialty Support Services	40 manhours	\$100.64	\$4,026
Document Control Manager	20 manhours	\$48.70	\$975
Resident Project Rep. II	120 manhours	\$73.59	\$8,830
<i>Reimbursables</i>			
Communications, Reproduction	5	\$85.00	\$425
Total			\$56,307

¹ Fiscal Year 2004 rate

June 4, 2001

Ms. Christina M. Cuervo
Assistant City Manager
CITY OF MIAMI BEACH
1700 Convention Center Drive
Miami Beach, Florida 33139

- FAX'd This Date -

**South Pointe Neighborhood
Portofino and Murano Properties
Additional Program Management Services**

Dear Ms. Cuervo:

We are pleased to submit this proposal for the City's consideration. The City of Miami Beach and Portofino Properties have entered into a Developer's Agreement for various improvements associated with the construction of the Murano and Murano Grande developments. Proposed improvements include utility relocation, seawall construction / rehabilitation, miscellaneous upgrades to Alton Road south of Fifth Street and the construction of a new pedestrian accessway from the existing Miami Beach Marina to the Washington Avenue Extension. The City has requested Hazen and Sawyer (Consultant) to provide program and construction management services for the subject improvements.

Please note that Consultant does not contemplate in its services any effort associated with coordinating the work of the private developer, its consultants and contractors. It is anticipated that Hazen and Sawyer will perform the following:

1. Assist the City in review of construction documents prepared by others.
2. Assist the City in review of cost estimates / bid proposals prepared by others.
3. Limited construction observation as it relates to utility relocation, seawall construction / rehabilitation, Alton Road driveway opening and pedestrian accessway.
4. Attend up to twelve meetings to resolve outstanding issues and / or discuss project progress with the developer and/or City staff.

Description of Services

In accordance with the Agreement between Hazen and Sawyer and the City of Miami Beach and as identified in sub-task 3.7, Task 4 (with the exception of sub-task 4.9), Task 5 and sub-task 6.2.

HAZEN AND SAWYER

Ms. Christina M. Cuervo
June 4, 2001

Level of Effort

It is anticipated that a Notice to Proceed will be issued on June 8, 2001 and will be completed by December 15, 2001 (7 month construction period). Resident Project Representative resources will be shared between the ongoing South Pointe Streetscape project representatives and this private development project.

Description	Estimated Quantity	Unit Rate	Total / Extension
<i>Labor</i>			
Deputy Program Manager	160 manhours	\$115.00/hr	\$18,400
Construction Coordinator	112 manhours	\$121.00/hr	\$13,552
Specialty Support Services	80 manhours	\$115.00/hr	\$9,200
Document Control Manager	56 manhours	\$45.00/hr	<u>\$2,520</u>
<i>Reimbursables</i>			
Communications	7	\$85.00	<u>\$595</u>
		Total	<u>\$44,267</u>

Hazen and Sawyer will undertake this effort for a not-to-exceed fee of \$44,267.00.

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

HAZEN AND SAWYER, P.C.



Charles O. Carreño, P.E.
Deputy Program Manager

Authorized By:
CITY OF MIAMI BEACH

Christina M. Cuervo
Assistant City Manager

c: B. Vidal
File No. 4012/1.2
File No. 4014/0.0

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 3, 2002

RECEIVED
02 JUN -3 PM 5:38

CITY MANAGER'S
OFFICE

RECEIVED
HAZEN AND SAWYER, P.C.
Miami Beach, Florida

- FAX'd This Date -

Ms. Christina Cuervo
Assistant City Manager
CITY OF MIAMI BEACH
City Manager's Office
1700 Convention Center Drive
Miami Beach, Florida 33140

JUN 4 2002

GB

City of Miami Beach
SSDI South / SSDI North
Additional Services Request

Dear Ms. Cuervo:

Job No. 4017/0.0
4017/1.2

On June 27, 2001, the City of Miami Beach retained the services of Hazen and Sawyer to provide limited program / construction management services for the City as it relates to the implementation of certain City requirements on the SSDI - South and SSDI - North parcels. This agreement was for the period of June 8 through December 15, 2001. Hazen and Sawyer provided services through May 31, 2002 within the budget amount appropriated on June 27, 2001. The additional effort was provided within budget and for an approximate additional timeframe of five (5) months or 83% greater than originally anticipated.

At this time, the City is considering a proposal by the Marina to assume the City's responsibilities to construct certain seawall improvements. It is anticipated that the City will present this proposal to the City Redevelopment Agency (RDA) on June 19, 2002 for consideration. The City has requested Hazen and Sawyer to assist the City with negotiations and agreement form development. This is an intensive labor process.

Through May 31, 2002, we have expended the previously appropriated budget. Please authorize below the RDA's acceptance for Hazen and Sawyer to continue with its assistance on a time and materials basis to compensate Hazen and Sawyer's costs through the July 10, 2002 Commission meeting. It is anticipated that any additional costs for SSDI - South and SSDI - North improvements will be appropriated on July 10, 2002, with a formal amendment to our contract presented to the RDA on that date.

Thank you for your assistance and cooperation concerning this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,
HAZEN AND SAWYER, P.C.

Charles O. Carreño, P.E.
Senior Associate

Authorization:
CITY OF MIAMI BEACH

Christina M. Cuervo
Assistant City Manager

c: T. Hemstreet
A. Rolandelli
B. Vidal
File No. 4017/0.0
File No. 4017/1.2

*NOT TO
EXCEED
\$25,000.

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 14, 2003

Alexandra Rolandelli
Sr. Capital Construction Coordinator
CITY OF MIAMI BEACH
Capital Improvement Projects Office
1700 Convention Center Drive
Miami, Florida 33139

CITY OF MIAMI BEACH
MURANO PROJECT
HAZEN AND SAWYER JOB NO. 4017.000

INVOICE NO. 19

For professional program management services for the month of February 2003, approved pursuant to Resolution No. 2001-24247 / RDA Resolution No. 379-2001, and awarded pursuant to RFQ No. 102-99/00.

PROFESSIONAL SERVICES FOR THE PERIOD ENDING FEBRUARY 28, 2003

PROFESSIONAL PERSONNEL	HOURS	RATE*	TOTAL
DEPUTY PROGRAM MANAGER			
706	16.0	120.59	1,929.44
CONSTRUCTION COORDINATOR			
616	9.0	124.63	1,121.67
DOCUMENT CONTROL MANAGER			
008	2.0	47.19	94.38
SPECIALTY REVIEWER			
692	1.0	97.52	97.52
528	1.0	97.52	97.52
PROJECT FIELD REPRESENTATIVE II			
552	45.5	71.31	3,244.61
	74.5		
TOTAL LABOR			6,585.14

REIMBURSABLE EXPENSES

MILEAGE

2/28/03 MILEAGE - CHARLES CARRENO 2.88

REPRODUCTION

2/28/03 DECO SERVICES / COLOR PRINTING 3.07

TOTAL REIMBURSABLES 5.95

TOTAL THIS INVOICE 6,591.09

* Unit rate adjusted as per Agreement between City of Miami Beach and Hazen and Sawyer dated January 31, 2001; Article 6.4 - Hourly Billing Rate Method, Paragraph 6.4.1.

TOTAL COST TO DATE	69,796.69
PREVIOUSLY BILLED	63,205.60
TOTAL DUE	6,591.09
MAXIMUM NOT-TO-EXCEED	69,267.00
MONIES REMAINING	(529.68)

[REDACTED]

Charles Carreño

Emp. No. 706

Month

FEBRUARY

2003

10

Office

HLWD

8 miles 2.8P

430. XX	2.88	4017.000	099
430. XX	10.08	4014.003	097

FROM LAST MONTH

CASH ADVANCED**TICKETS ADVANCED**

**CHARGED ITEMS (AVIS
HERTZ, NATIONAL, ATP)**

12.96

LESS ADVANCES

LESS CHARGED ITEMS

BALANCE DUE

~~(X)~~ OFFICE

{ } ME

12.96

Ch. Jones

EMPLOYEE'S SIGNATURE

Deco Services & Color Printing Inc.

Office: 1561 Alton Ct. Phone: 305-673-4500

Fax: 305-673-1888 Miami Beach, FL 33139

Mailing Address:

1602 Alton Rd. PMB 437 Miami Beach, FL 33139

INVOICE #

00071274

Bill To:

HAZEN AND SAWYER
4000 HOLLYWOOD BLVD
SUITE#750N
HOLLYWOOD, FL 33021

4017.000.099

X

C.O.D.

03/03/2003

1

Qty	Description	Price	Qty	Amount	Taxed
2 P9	30X42 REGULAR	\$1.44		\$2.88	X

Seawall Restoration @ FDOT Outfall Relocation

New 72" Storm Drainage Outfall
and Related Seawall Repair

DATE	
QUANTITY	3.07
PRICE	
TOTAL	
TAX	
TOTAL	4017.000-099

SubTotal	\$2.88
Tax	\$0.00
Total	\$0.19
Applied	\$0.00
Balance	\$3.07

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 14, 2003

Alexandra Rolandelli
Sr. Capital Construction Coordinator
CITY OF MIAMI BEACH
Capital Improvement Projects Office
1700 Convention Center Drive
Miami, Florida 33139

CITY OF MIAMI BEACH
MURANO PROJECT
HAZEN AND SAWYER JOB NO. 4017.000

INVOICE NO. 20

For professional program management services for the month of March 2003, approved pursuant to Resolution No. 2001-24247 / RDA Resolution No. 379-2001, and awarded pursuant to RFQ No. 102-99/00.

PROFESSIONAL SERVICES FOR THE PERIOD ENDING MARCH 31, 2003

PROFESSIONAL PERSONNEL	HOURS	RATE*	TOTAL
DEPUTY PROGRAM MANAGER 706	37.0	120.59	4,461.83
CONSTRUCTION COORDINATOR 616	13.0	124.63	1,620.19
DOCUMENT CONTROL MANAGER 008	3.0	47.19	141.57
SPECIALTY REVIEWER 692	3.0	97.52	292.56
528	1.0	97.52	97.52
PROJECT FIELD REPRESENTATIVE II 552	36.0	71.31	2,567.16
	93.0		
	TOTAL LABOR		9,180.83

TOTAL THIS INVOICE 9,180.83

* Unit rate adjusted as per Agreement between City of Miami Beach and Hazen and Sawyer dated January 31, 2001; Article 6.4 - Hourly Billing Rate Method, Paragraph 6.4.1.

TOTAL COST TO DATE	78,977.52
PREVIOUSLY BILLED	69,796.69
TOTAL DUE	9,180.83
MAXIMUM NOT-TO-EXCEED	69,267.00
MONIES REMAINING	(9,710.52)

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 14, 2003

Alexandra Rolandelli
Sr. Capital Construction Coordinator
CITY OF MIAMI BEACH
Capital Improvement Projects Office
1700 Convention Center Drive
Miami, Florida 33139

CITY OF MIAMI BEACH
MURANO PROJECT
HAZEN AND SAWYER JOB NO. 4017.000

INVOICE NO. 21

For professional program management services for the month of April 2003, approved pursuant to Resolution No. 2001-24247 / RDA Resolution No. 379-2001, and awarded pursuant to RFQ No. 102-99/00.

PROFESSIONAL SERVICES FOR THE PERIOD ENDING APRIL 30, 2003

PROFESSIONAL PERSONNEL	HOURS	RATE*	TOTAL
DEPUTY PROGRAM MANAGER 706	19.0	120.59	2,291.21
CONSTRUCTION COORDINATOR 616	8.0	124.63	997.04
DOCUMENT CONTROL MANAGER 008	4.0	47.19	188.76
	31.0		
TOTAL LABOR			3,477.01

REIMBURSABLE EXPENSES

MILEAGE

4/4/03 MILEAGE - CHARLES CARRENO	8.64
4/4/03 MILEAGE - JOHN HOFFMAN	2.52
4/4/03 MILEAGE - CODREY ALLEN	15.12

TOTAL REIMBURSABLES 26.28

TOTAL THIS INVOICE 3,503.29

* Unit rate adjusted as per Agreement between City of Miami Beach and Hazen and Sawyer dated January 31, 2001; Article 6.4 - Hourly Billing Rate Method, Paragraph 6.4.1.

TOTAL COST TO DATE	82,480.81
PREVIOUSLY BILLED	78,977.52
TOTAL DUE	3,503.29
MAXIMUM NOT-TO-EXCEED	69,267.00
MONIES REMAINING	(13,213.81)

MONTHLY EXPENSE REPORT -- HAZEN AND SAWYER, P.C.

Name Codrey Allen Emp. No. 552 Month March Year 2005 Office WASH

[illegible][illegible]**ADVANCES & CHARGED ITEMS:**

FROM LAST MONTH
CASH ADVANCED

TICKET ADVANCED

CHARGED ITEMS (AVIS
HERTZ, NATIONAL, ATP)

TOTAL COST	15.12
LESS ADVANCES	
LESS CHARGED ITEMS	
BALANCE DUE	
office	
(X) ME	15.12 ✓

EMPLOYER'S SIGNATURE

APPROVED BY

CHARGEABLE
MONTHLY EXPENSE REPORT — HAZEN AND SAWYER, P.C.

Name Charles Carrero Emp. No. 706 Month MARCH 2003 Office HLWD

[illegible]

J. # _____
CK. # _____ DATE _____
AMT. \$ _____ CKD. _____

<u>ACCT.</u>	<u>AMT.</u>	<u>JOB NO.</u>	<u>PH</u>
0.XX	5.04	4014	003 097
0.XX	8.64	4017	099
0.XX	1.44	4016	099

15.12

EMPLOYEE'S SIGNATURE

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 14, 2003

Alexandra Rolandelli
Sr. Capital Construction Coordinator
CITY OF MIAMI BEACH
Capital Improvement Projects Office
1700 Convention Center Drive
Miami, Florida 33139

CITY OF MIAMI BEACH
MURANO PROJECT
HAZEN AND SAWYER JOB NO. 4017.000

INVOICE NO. 22

For professional program management services for the month of May 2003, approved pursuant to Resolution No. 2001-24247 / RDA Resolution No. 379-2001, and awarded pursuant to RFQ No. 102-99/00.

PROFESSIONAL SERVICES FOR THE PERIOD ENDING MAY 31, 2003

<u>PROFESSIONAL PERSONNEL</u>	<u>HOURS</u>	<u>RATE*</u>	<u>TOTAL</u>
DEPUTY PROGRAM MANAGER 706	9.0	120.59	1,085.31
DOCUMENT CONTROL MANAGER 008	3.0	47.19	141.57
	<u>12.0</u>		
	TOTAL LABOR		<u>1,226.88</u>

REIMBURSABLE EXPENSES

MILEAGE

4/30/03 MILEAGE - JOHN HOFFMAN

2.88

TOTAL REIMBURSABLES 2.88

TOTAL THIS INVOICE 1,229.76

* Unit rate adjusted as per Agreement between City of Miami Beach and Hazen and Sawyer dated January 31, 2001; Article 6.4 - Hourly Billing Rate Method, Paragraph 6.4.1.

TOTAL COST TO DATE	83,710.57
PREVIOUSLY BILLED	82,480.81
TOTAL DUE	1,229.76
MAXIMUM NOT-TO-EXCEED	69,267.00
MONIES REMAINING	(14,443.57)

**CHARGEABLE
MONTHLY EXPENSE REPORT -- HAZEN AND SAWYER, P.C.**

Name **John O. Hoffman**

Emp. No. **616** Month **April** 2003

Office **Miami**

DATE	ACCOUNT AND TRIP TO:	JOB NO.	T A S K	ITEM	OUT OF POCKET	TICKETS & EXPENSES CHARGED OR ADVANCED	TOTAL
02	City of Miami	4017.003	97
10	City of Miami	4017.003	97
11	Washington	4017.003	97
11	Bay Pines	4017.003	97
16	...	4017.003	97
17	San Francisco	4017.003	97
17	Bay Pines	4017.003	97
18	Bellaire	4017.003	97
18	Washington	4017.003	97
24	Murano	4017.003	97	8 miles @ 0.360	\$2 88		\$2 88
25	97
28	City	4017.003	97
							...

_____ DATE _____
 T.S. _____ CKD. _____
 CT. _____ AMT. _____ JOB NO. _____

ADVANCES & CHARGED ITEMS:


FROM LAST MONTH _____
 CASH ADVANCED _____

 TICKET ADVANCED _____

 CHARGED ITEMS (AVIS _____
 HERTZ, NATIONAL, ATP) _____

TOTAL COST **22.32**

LESS ADVANCES _____
 LESS CHARGED ITEMS _____
 BALANCE DUE _____

office
 (X) ME

 EMPLOYEE'S SIGNATURE
 APPROVED BY _____

HAZEN AND SAWYER

Environmental Engineers & Scientists

Hazen and Sawyer, P.C.
975 Arthur Godfrey Road
Suite 211
Miami Beach, FL 33140
305 532-9292
Fax: 305 534-8887

June 14, 2003

Alexandra Rolandelli
Sr. Capital Construction Coordinator
CITY OF MIAMI BEACH
Capital Improvement Projects Office
1700 Convention Center Drive
Miami, Florida 33139

CITY OF MIAMI BEACH
MURANO PROJECT
HAZEN AND SAWYER JOB NO. 4017.000

INVOICE NO. 23

For professional program management services for the month of June 2003, approved pursuant to Resolution No. 2001-24247 / RDA Resolution No. 379-2001, and awarded pursuant to RFQ No. 102-99/00.

PROFESSIONAL SERVICES FOR THE PERIOD ENDING JUNE 30, 2003

<u>PROFESSIONAL PERSONNEL</u>	<u>HOURS</u>	<u>RATE*</u>	<u>TOTAL</u>
DEPUTY PROGRAM MANAGER			
706	7.0	120.59	844.13
DOCUMENT CONTROL MANAGER			
008	3.0	47.19	141.57
PROJECT FIELD REPRESENTATIVE II			
552	17.0	71.31	1,212.27
	27.0		
TOTAL LABOR			2,197.97
TOTAL THIS INVOICE			2,197.97

* Unit rate adjusted as per Agreement between City of Miami Beach and Hazen and Sawyer dated January 31, 2001; Article 6.4 - Hourly Billing Rate Method, Paragraph 6.4.1.

TOTAL COST TO DATE	85,908.54
PREVIOUSLY BILLED	83,710.57
TOTAL DUE	2,197.97
MAXIMUM NOT-TO-EXCEED	69,267.00
MONIES REMAINING	(16,641.54)

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND THE MEMBERS OF THE MIAMI BEACH, FLORIDA, REDEVELOPMENT AGENCY APPROPRIATING \$56,307 FROM FY 2003/2004 SOUTH POINTE TAX INCREMENT FUNDS FOR ADDITIONAL SERVICES TO BE PROVIDED PURSUANT TO THE PROGRAM MANAGEMENT SERVICES AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND HAZEN AND SAWYER, P.C., APPROVED PURSUANT TO RESOLUTION NO. 2001-24247/RDA RESOLUTION NO. 379-2001, AS AMENDED JUNE 27, 2001, PURSUANT TO RESOLUTION NO. 2001-24501/RDA RESOLUTION NO. 389-2001; FURTHER APPROVING A SECOND AMENDMENT TO THE AGREEMENT TO PROVIDE ADDITIONAL PROFESSIONAL PROGRAM MANAGEMENT SERVICES; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE AGREEMENT, IN A FORM TO BE APPROVED BY THE ADMINISTRATION AND THE CITY ATTORNEY.

WHEREAS, on October 18, 2000, following an RFQ and selection process, the City entered into negotiations with Hazen and Sawyer, P.C., as the most qualified firm to provide program management services for capital right-of-way infrastructure projects for the City; and

WHEREAS, on January 31, 2001, the Mayor and City Commission, and RDA Board adopted Resolution No. 2001-24247 and 379-2001, respectively, authorizing execution of an Agreement between the City and Hazen and Sawyer P.C., to provide Professional Program Management Services for assigned capital projects; and

WHEREAS, Hazen and Sawyer's program and construction management services for the City of Miami Beach originally included the administration and construction supervision of approximately 65 infrastructure improvement projects, including the five-phase South Pointe Streetscape project; and

WHEREAS, due to the need for a program manager with respect to the City's obligations as they relate to the Portofino Settlement Agreement, on June 27, 2001, by Resolution No. 2001-24501 and RDA Resolution No. 389-2001, an additional \$44,267 from FY 2001 South Pointe Tax Increment Funds were appropriated in order that additional services be provided by Hazen & Sawyer, P.C., relating to the obligations set forth in the Portofino Settlement Agreement, and further authorizing execution of the necessary First Amendment to the Agreement, which covered a period from June 8, 2001 through December 15, 2001; and

WHEREAS, the scope of Hazen and Sawyer's services now consists of assistance in the review of construction documents and reviewing cost estimates/bid proposals prepared by others, limited construction observation as it relates to utility relocation, seawall construction/rehabilitation, Alton Road driveway opening and pedestrian access way, parking lot construction, and environmental remediation activities, attendance at up to 12 meetings to resolve outstanding issues and/or discuss project progress with the developer and/or City staff, and Hazen and Sawyer's services for the Portofino/Murano Project also includes construction administration, scheduling, monitoring, budget evaluation, consultants/contractors contract administration, design revisions evaluation and implementation, constructability review and associated cost evaluation and recommendation; and

WHEREAS, fee estimates were based upon proposed manpower allocations and hourly billing rates for the Agreement contract term; and

WHEREAS, Hazen and Sawyer expended the \$44,267 appropriated by the City Commission/RDA on June 27, 2001, associated with the additional duties to be provided under the First Amendment to the Agreement through December 15, 2001; and

WHEREAS, on June 4, 2002, the Administration authorized Hazen & Sawyer to provide additional services related to the requirements of the SSDI-South and SSDA-North parcels, for an additional amount not to exceed \$25,000 for services through February 28, 2003; and

WHEREAS, the original appropriation of January 31, 2001, has been increased by a total aggregate amount of \$69,267 for additional services provided through February 28, 2003; and

WHEREAS, the City's obligations as they relate to the Portofino Settlement Agreement have not been completed; and

WHEREAS, it is in the City's best interest to continue to retain Hazen and Sawyer as the City's program and construction services manager with respect to the City's ongoing improvements in the South Pointe area associated with the 1998 Settlement Agreement with Portofino in relation to construction obligations resulting from the construction of the Murano, Murano Grande, and ICON developments; and

WHEREAS, it practical to increase the scope and budget of Hazen & Sawyer's contract in order that it may continue to provide assistance to the City relating to various improvements;

NOW THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH,

FLORIDA, that Chairman and Secretary herein appropriate \$56,307 from FY 2003-2004 South Pointe Tax Increment Funds for additional services to be provided pursuant to the Program Management Services agreement between The City Of Miami Beach and Hazen and Sawyer, P.C., as amended on June 27, 2001, further approving a Second Amendment to the Agreement to provide additional professional services affecting South Pointe; and authorizing the Executive Director to execute the Second Amendment to the Agreement in a form to be approved by the Administration and the City Attorney.

PASSED and **ADOPTED** this 30th day of July, 2003.

CHAIRMAN

ATTEST:

SECRETARY

JMG/CMC/AP

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**APPROVED AS
FORM & LANGUAGE
& FOR EXECUTION**

W. H. Duff 7-25-03
Redevelopment Agency
General Counsel
[Signature]

**MIAMI BEACH REDEVELOPMENT AGENCY
REDEVELOPMENT AGENDA ITEM SUMMARY**



Condensed Title:

A Resolution appropriating funds in an amount not to exceed \$35,000 from South Pointe Redevelopment District Tax Increment Funds, to complete the Project cost, for the Victory Garden project.

Issue:

Shall the Miami Beach Redevelopment Agency appropriate funds in an amount not to exceed \$35,000 for the construction of the Victory Garden project?

Item Summary/Recommendation:

Following the Land Use and Development Committee decision to relocate the Community Garden and in order to utilize the 226 Collins Avenue green space for the highest and best use, CIP staff and residents developed several community-oriented initiatives to fulfill while also relocating the Community Garden. The goal was to make the new Victory Garden, (the Project) a place of community unity.

Pursuant to the acceptance of the Project, the Agreements for the Artistic Fence and A/E services were executed. Design has been completed and the permitting processes have begun. A construction estimate has been developed. The CIP office will contract with Carivon Construction Co., one of the contractors under the City's JOC Program, to perform the construction scope, schedule to start in August 2003.

The appropriation of an amount not to exceed \$35,000 will complete the funding for the updated Project budget, allowing for the initiation of the construction phase.

Advisory Board Recommendation:

On January 31, 2002 the South Pointe Advisory Board approved the Victory Garden concept including the artistic fence element.

Financial Information:

Amount to be expended:

Source of Funds:



Finance Dept.

	Amount	Account	Approved
1	\$35,000	South Pointe RDA TIF	
2			
3			
4			
Total	\$35,000		

City Clerk's Office Legislative Tracking:

Stacy Lotspeich, Senior Capital Projects Planner, CIP Office

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM

3C

DATE

7-30-03

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT MEMORANDUM

To: Chairman and Members of the
Miami Beach Redevelopment Agency

Date: July 30, 2002

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY APPROPRIATING FUNDS IN AN AMOUNT NOT TO EXCEED \$35,000 FROM SOUTH POINTE REDEVELOPMENT TAX INCREMENT FUNDS FOR CONSTRUCTION COSTS FOR THE VICTORY GARDEN.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

On December 17, 2001, the City of Miami Beach's Land Use and Development Committee voted unanimously (3-0) to relocate the City's Community Garden from 137 Washington Avenue to 226 Collins Avenue. Following the Land Use and Development Committee's decision and in order to utilize the 226 Collins Avenue green space for the highest and best use, City staff and residents developed several community-oriented initiatives to execute while relocating the Community Garden.

The goal was to make the new garden (the Project) a place for the total community by expanding its purpose beyond a garden cooperative. The initiatives emphasized in the Project include the importance of the environment, providing the latest in ADA opportunities for residents, and honoring the role of the Miami Beach community in World War II.

The idea of a "Victory Garden" was created to encompass all these themes. There are two components to the Project, a decorative fence designed by Andrew Reid with additional work done by artists Carlos Alves and Frank Welty, and a cooperative gardening area. This memo addresses the construction funding needed for the gardening area.

In May 2003, Coastal System, the Project's engineering firm of record, and EDAW, Inc., the landscape architecture firm of record, completed construction documents. At that time, it was decided the Project would be constructed via Job Order Contracting. Price negotiations were begun with Carivon Construction Company in June 2003.

Carivon and CIP staffs have determined that an additional \$35,000 is required to complete the project. Originally, it was estimated by Redevelopment Agency staff that construction

hard costs would be \$112,000. The estimated construction cost, including contingency is \$131,300. The difference in the prior and latter estimates includes costs attributed to revisions made to the Project to meet structural load capacity requirements for a tool storage structure and additional ADA modifications for disability access. In addition, other soft and construction related activity costs, including surveying permitting, meter installation and project identification signage are estimated to cost approximately \$15,700. Taking into consideration the funds already appropriated for this project, an additional appropriation of \$35,000 will complete the total estimated costs of the project.

The Project's Budget has been estimated as follows:

Project Estimated Budget		Funds Previously Appropriated	Funds to be Appropriated Now
Hard Costs			
(Including Contingency)	\$131,300	\$ 112,000	\$ 19,300
Soft/Other Costs	37,500	21,800	15,700
Total Project	\$ 168,800	\$ 133,800	\$ 35,000

The Victory Garden Project will begin construction during August 2003. The garden area will be completed first (within 120 days). The decorative fence, currently under design, will be installed after a final Historic Preservation Board review and Building Department approval. The current fence will be re-installed in the interim so the garden can be used during the fall. The official Victory Garden dedication will take place on Pearl Harbor Day, December 7, 2003.

The Administration recommends appropriation of funds by the Board of the Miami Beach Redevelopment Agency, in an amount not to exceed \$35,000, from South Pointe Redevelopment Tax Increment Funds, for construction costs for the Victory Garden.

JMG/TH/si

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY FLORIDA, APPROPRIATING FUNDS, IN AN AMOUNT NOT TO EXCEED \$35,000, FROM SOUTH POINTE REDEVELOPMENT TAX INCREMENT FUNDS FOR CONSTRUCTION COSTS FOR THE VICTORY GARDEN

WHEREAS, on December 17, 2001, the City of Miami Beach's Land Use Committee voted unanimously (3-0) to relocate the City's Community Garden from 137 Washington Avenue to 226 Collins Avenue, a land parcel donated by Nathan Spiegel in November 1985; and

WHEREAS, in keeping with the City's unique, urban, tropical and historic lifestyle, the Miami Beach Redevelopment Agency and City staff has sought to develop 226 Collins Avenue to its highest and best use as a green space through the Victory Garden Project; and

WHEREAS, on March 19, 2003, the Mayor and City Commission approved Resolution 2003-25157, authorizing Job Order Contracting with Carivon Construction Company, contractor for the Project; and

WHEREAS, Carivon and CIP staff have negotiated a construction cost estimate that exceeds the original budget projection by \$35,000; and

WHEREAS, the Administration recommends appropriating funds, in an amount not to exceed \$35,000, from South Pointe Redevelopment Tax Increment Funds, for construction costs for the Victory Garden.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY that the Chair and Members appropriate funds, in an amount not to exceed \$35,000, from South Pointe Redevelopment Tax Increment Funds, for construction costs for the Victory Garden.


PASSED, ADOPTED AND APPROVED this 30th day of July, 2003.

ATTEST:

CHAIR

SECRETARY

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



Redevelopment Agency
General Counsel

7-22-03

Date

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